

# Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Regional

Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

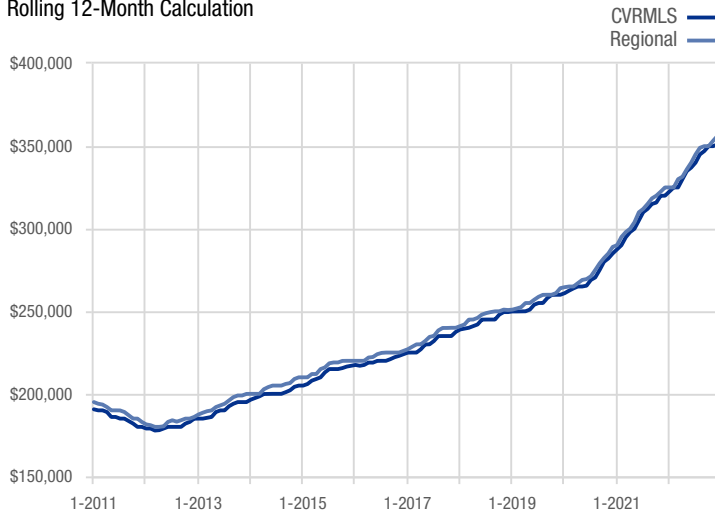
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	1,036	771	- 25.6%	21,985	19,036	- 13.4%
Pending Sales	1,040	870	- 16.3%	20,003	16,063	- 19.7%
Closed Sales	1,673	1,069	- 36.1%	20,302	16,792	- 17.3%
Days on Market Until Sale	18	23	+ 27.8%	16	15	- 6.3%
Median Sales Price*	\$320,000	\$349,970	+ 9.4%	\$325,000	\$356,100	+ 9.6%
Average Sales Price*	\$371,736	\$409,522	+ 10.2%	\$365,390	\$409,846	+ 12.2%
Percent of Original List Price Received*	101.6%	98.7%	- 2.9%	102.7%	103.1%	+ 0.4%
Inventory of Homes for Sale	1,122	1,493	+ 33.1%	—	—	—
Months Supply of Inventory	0.7	1.1	+ 57.1%	—	—	—

Condo/Town	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	165	168	+ 1.8%	3,604	3,085	- 14.4%
Pending Sales	211	139	- 34.1%	3,298	2,671	- 19.0%
Closed Sales	315	253	- 19.7%	3,207	2,894	- 9.8%
Days on Market Until Sale	27	26	- 3.7%	23	24	+ 4.3%
Median Sales Price*	\$299,900	\$329,489	+ 9.9%	\$283,735	\$328,538	+ 15.8%
Average Sales Price*	\$308,778	\$339,788	+ 10.0%	\$301,979	\$343,791	+ 13.8%
Percent of Original List Price Received*	101.2%	99.3%	- 1.9%	101.9%	102.5%	+ 0.6%
Inventory of Homes for Sale	243	345	+ 42.0%	—	—	—
Months Supply of Inventory	0.9	1.5	+ 66.7%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

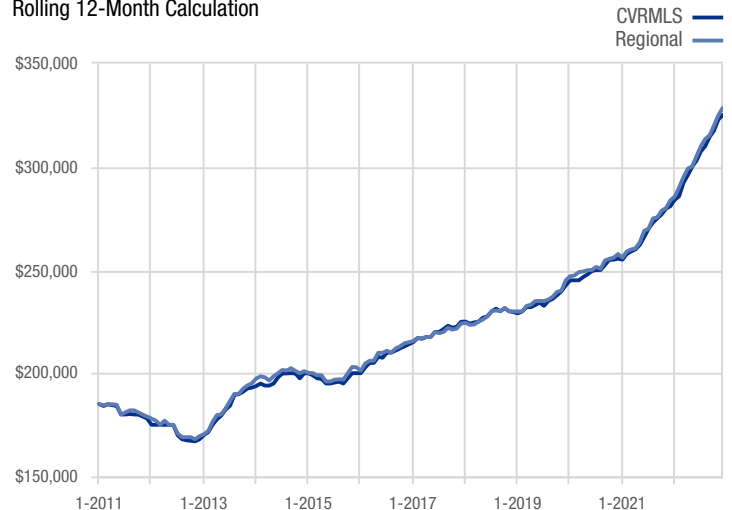
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of January 10, 2023. All data from Central Virginia Regional MLS. Report © 2023 ShowingTime.