

# Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 10

10-Richmond

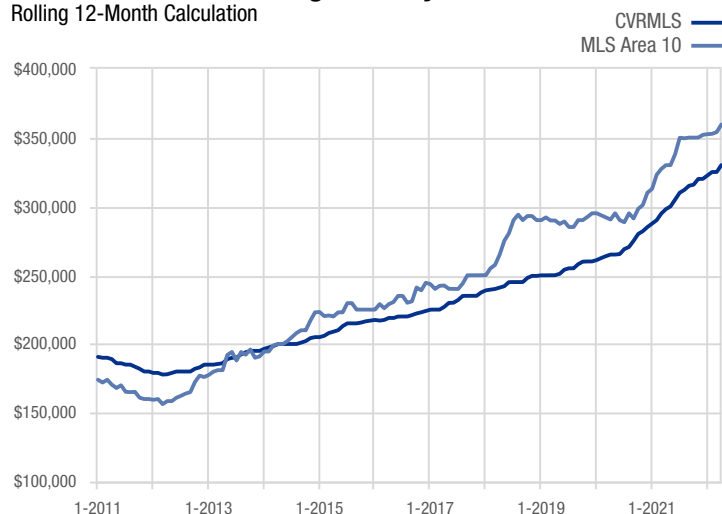
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	96	107	+ 11.5%	361	340	- 5.8%
Pending Sales	76	90	+ 18.4%	338	319	- 5.6%
Closed Sales	84	79	- 6.0%	315	282	- 10.5%
Days on Market Until Sale	20	12	- 40.0%	22	20	- 9.1%
Median Sales Price*	\$320,000	\$425,000	+ 32.8%	\$342,700	\$365,000	+ 6.5%
Average Sales Price*	\$389,267	\$491,369	+ 26.2%	\$397,116	\$430,731	+ 8.5%
Percent of Original List Price Received*	101.9%	108.6%	+ 6.6%	101.2%	104.5%	+ 3.3%
Inventory of Homes for Sale	88	54	- 38.6%	—	—	—
Months Supply of Inventory	1.1	0.7	- 36.4%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	25	26	+ 4.0%	122	78	- 36.1%
Pending Sales	26	29	+ 11.5%	109	76	- 30.3%
Closed Sales	30	14	- 53.3%	97	83	- 14.4%
Days on Market Until Sale	29	14	- 51.7%	37	52	+ 40.5%
Median Sales Price*	\$252,750	\$290,000	+ 14.7%	\$247,500	\$260,000	+ 5.1%
Average Sales Price*	\$316,334	\$321,704	+ 1.7%	\$289,403	\$335,876	+ 16.1%
Percent of Original List Price Received*	100.7%	105.0%	+ 4.3%	98.9%	101.1%	+ 2.2%
Inventory of Homes for Sale	41	13	- 68.3%	—	—	—
Months Supply of Inventory	1.8	0.6	- 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.

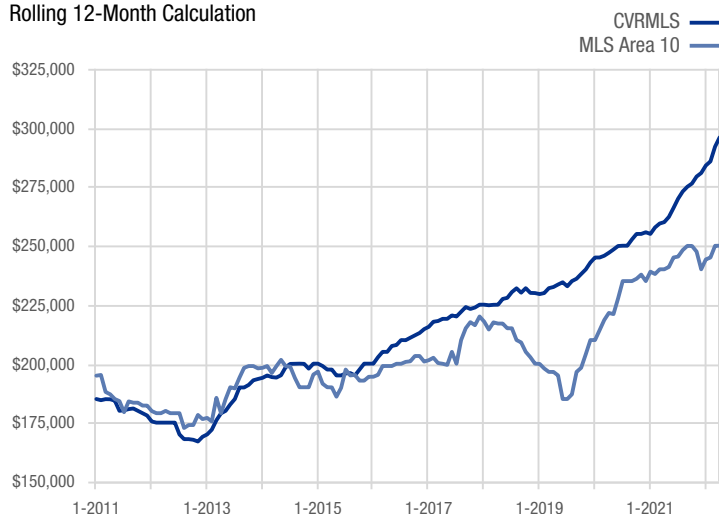
### Median Sales Price - Single-Family

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.