

# Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 30

30-Richmond

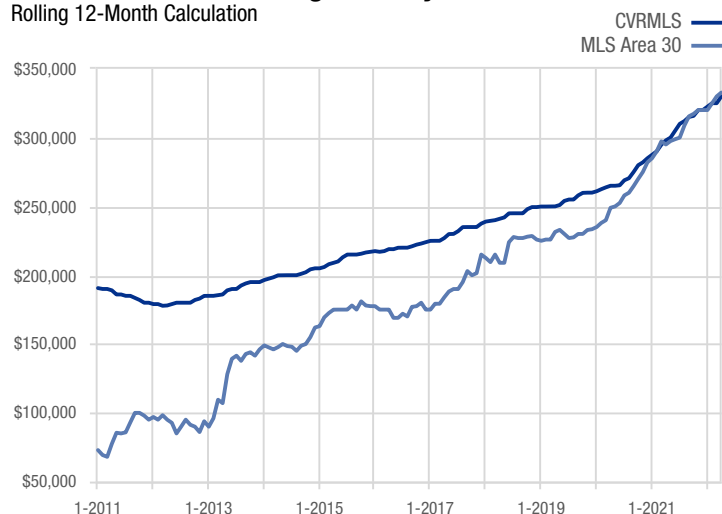
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	74	53	- 28.4%	200	190	- 5.0%
Pending Sales	46	54	+ 17.4%	172	188	+ 9.3%
Closed Sales	45	49	+ 8.9%	161	169	+ 5.0%
Days on Market Until Sale	14	13	- 7.1%	19	18	- 5.3%
Median Sales Price*	\$286,500	<b>\$341,000</b>	+ 19.0%	\$295,000	<b>\$342,500</b>	+ 16.1%
Average Sales Price*	\$290,766	<b>\$361,783</b>	+ 24.4%	\$302,528	<b>\$352,516</b>	+ 16.5%
Percent of Original List Price Received*	107.0%	<b>104.9%</b>	- 2.0%	102.3%	<b>101.2%</b>	- 1.1%
Inventory of Homes for Sale	60	24	- 60.0%	—	—	—
Months Supply of Inventory	1.2	0.5	- 58.3%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	3	1	- 66.7%	5	3	- 40.0%
Pending Sales	3	1	- 66.7%	4	2	- 50.0%
Closed Sales	1	1	0.0%	2	2	0.0%
Days on Market Until Sale	13	6	- 53.8%	21	8	- 61.9%
Median Sales Price*	\$375,000	<b>\$400,000</b>	+ 6.7%	\$390,500	<b>\$265,000</b>	- 32.1%
Average Sales Price*	\$375,000	<b>\$400,000</b>	+ 6.7%	\$390,500	<b>\$265,000</b>	- 32.1%
Percent of Original List Price Received*	96.4%	<b>100.0%</b>	+ 3.7%	97.1%	<b>104.2%</b>	+ 7.3%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.5	0.8	+ 60.0%	—	—	—

\* 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.

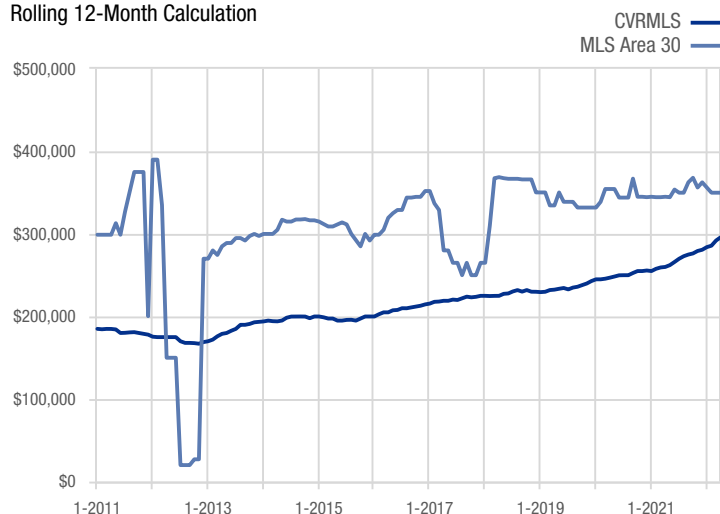
### Median Sales Price - Single-Family

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.