

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Entire MLS

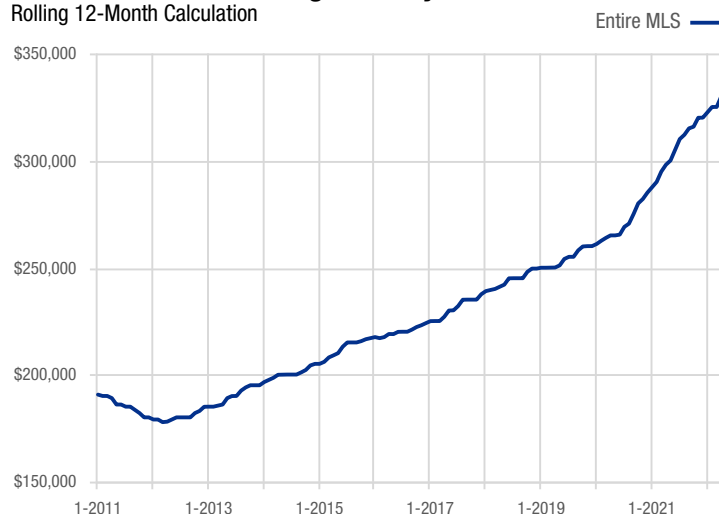
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	2,456	2,091	- 14.9%	7,962	7,313	- 8.2%
Pending Sales	2,029	1,898	- 6.5%	7,132	6,551	- 8.1%
Closed Sales	1,800	1,730	- 3.9%	6,185	5,751	- 7.0%
Days on Market Until Sale	17	16	- 5.9%	23	18	- 21.7%
Median Sales Price*	\$318,000	\$358,000	+ 12.6%	\$305,000	\$340,000	+ 11.5%
Average Sales Price*	\$361,555	\$412,206	+ 14.0%	\$345,927	\$388,036	+ 12.2%
Percent of Original List Price Received*	103.2%	106.4%	+ 3.1%	101.7%	104.0%	+ 2.3%
Inventory of Homes for Sale	1,961	1,476	- 24.7%	—	—	—
Months Supply of Inventory	1.1	0.8	- 27.3%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	316	305	- 3.5%	1,224	1,055	- 13.8%
Pending Sales	264	295	+ 11.7%	1,111	1,053	- 5.2%
Closed Sales	278	235	- 15.5%	928	881	- 5.1%
Days on Market Until Sale	22	25	+ 13.6%	26	29	+ 11.5%
Median Sales Price*	\$267,843	\$315,000	+ 17.6%	\$260,715	\$317,500	+ 21.8%
Average Sales Price*	\$293,847	\$336,168	+ 14.4%	\$288,906	\$332,986	+ 15.3%
Percent of Original List Price Received*	102.5%	104.9%	+ 2.3%	101.4%	103.3%	+ 1.9%
Inventory of Homes for Sale	328	191	- 41.8%	—	—	—
Months Supply of Inventory	1.2	0.7	- 41.7%	—	—	—

* 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.

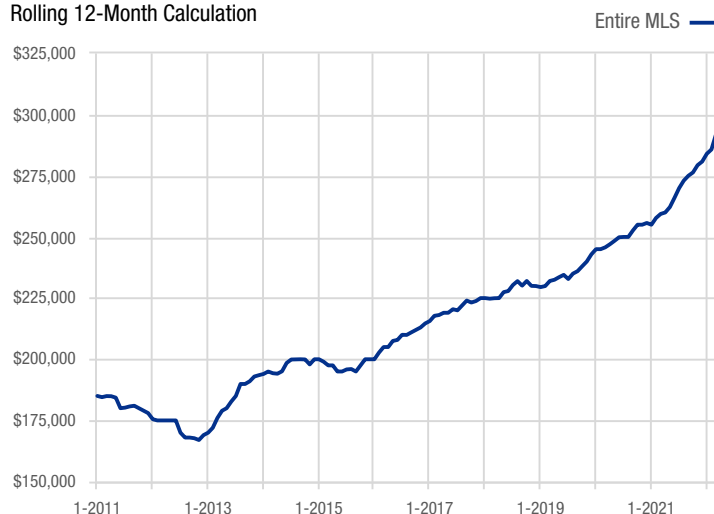
Median Sales Price - Single-Family

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.