

# Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



## New Kent County

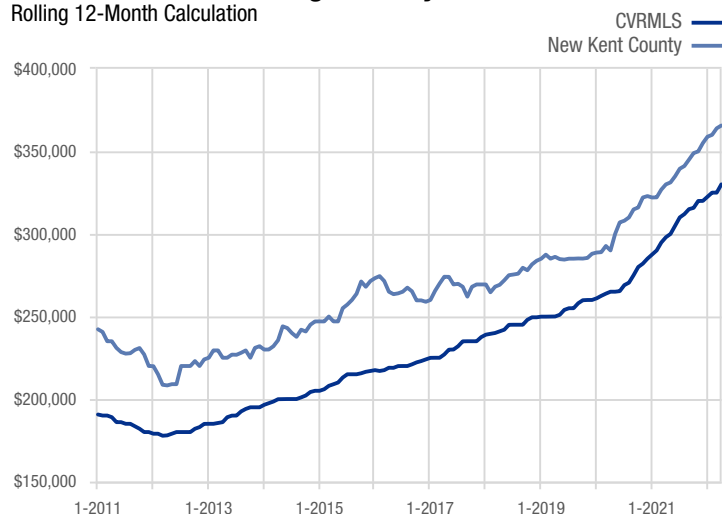
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	59	43	- 27.1%	219	192	- 12.3%
Pending Sales	46	38	- 17.4%	190	173	- 8.9%
Closed Sales	39	40	+ 2.6%	128	156	+ 21.9%
Days on Market Until Sale	17	32	+ 88.2%	35	26	- 25.7%
Median Sales Price*	\$356,000	\$377,053	+ 5.9%	\$333,881	\$375,350	+ 12.4%
Average Sales Price*	\$384,026	\$386,300	+ 0.6%	\$345,955	\$393,242	+ 13.7%
Percent of Original List Price Received*	102.1%	102.9%	+ 0.8%	100.9%	101.9%	+ 1.0%
Inventory of Homes for Sale	55	45	- 18.2%	—	—	—
Months Supply of Inventory	1.2	0.9	- 25.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	15	+ 1,400.0%	6	56	+ 833.3%
Pending Sales	1	20	+ 1,900.0%	9	51	+ 466.7%
Closed Sales	4	0	- 100.0%	9	4	- 55.6%
Days on Market Until Sale	92	—	—	93	35	- 62.4%
Median Sales Price*	\$231,815	—	—	\$236,280	\$316,808	+ 34.1%
Average Sales Price*	\$231,033	—	—	\$233,804	\$333,583	+ 42.7%
Percent of Original List Price Received*	103.3%	—	—	101.6%	100.3%	- 1.3%
Inventory of Homes for Sale	1	14	+ 1,300.0%	—	—	—
Months Supply of Inventory	0.5	2.5	+ 400.0%	—	—	—

\* 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.

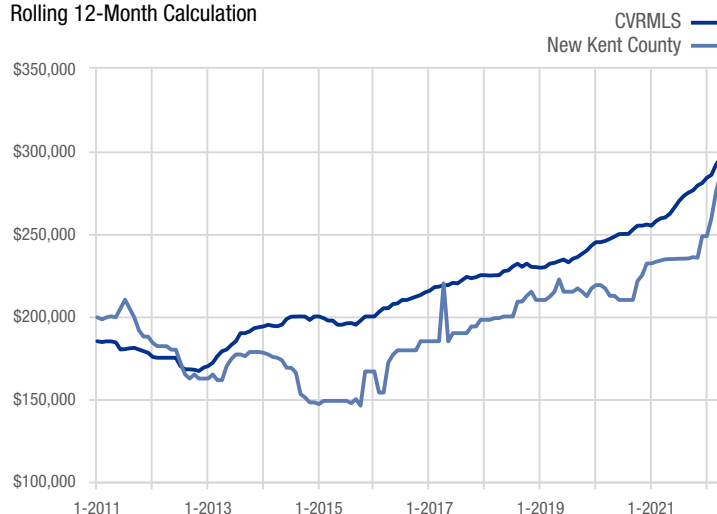
### Median Sales Price - Single-Family

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.