

Local Market Update – April 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.

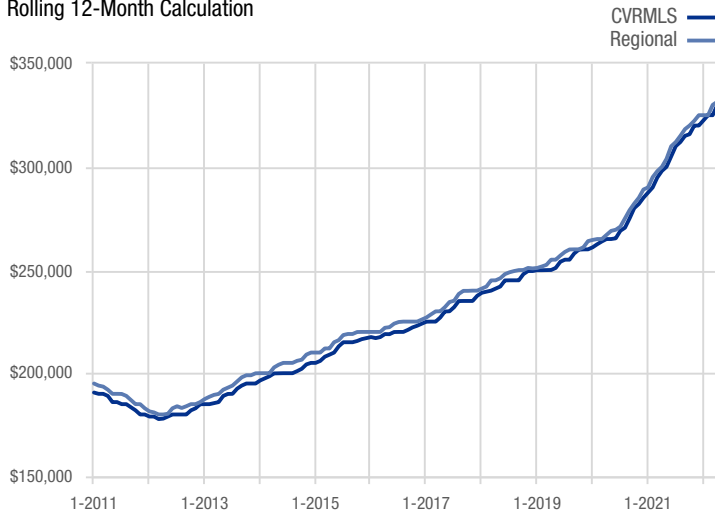
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	2,263	1,852	- 18.2%	7,244	6,529	- 9.9%
Pending Sales	1,855	1,720	- 7.3%	6,426	5,876	- 8.6%
Closed Sales	1,631	1,546	- 5.2%	5,579	5,150	- 7.7%
Days on Market Until Sale	15	14	- 6.7%	20	16	- 20.0%
Median Sales Price*	\$321,000	\$360,000	+ 12.1%	\$310,000	\$342,772	+ 10.6%
Average Sales Price*	\$362,661	\$410,824	+ 13.3%	\$347,531	\$388,556	+ 11.8%
Percent of Original List Price Received*	103.7%	107.1%	+ 3.3%	102.1%	104.5%	+ 2.4%
Inventory of Homes for Sale	1,710	1,195	- 30.1%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

Condo/Town	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	306	291	- 4.9%	1,186	1,004	- 15.3%
Pending Sales	257	284	+ 10.5%	1,076	1,007	- 6.4%
Closed Sales	264	226	- 14.4%	894	845	- 5.5%
Days on Market Until Sale	21	26	+ 23.8%	26	29	+ 11.5%
Median Sales Price*	\$267,515	\$315,590	+ 18.0%	\$261,775	\$320,000	+ 22.2%
Average Sales Price*	\$295,890	\$335,941	+ 13.5%	\$290,042	\$335,266	+ 15.6%
Percent of Original List Price Received*	102.7%	104.9%	+ 2.1%	101.5%	103.4%	+ 1.9%
Inventory of Homes for Sale	311	177	- 43.1%	—	—	—
Months Supply of Inventory	1.1	0.7	- 36.4%	—	—	—

* 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.

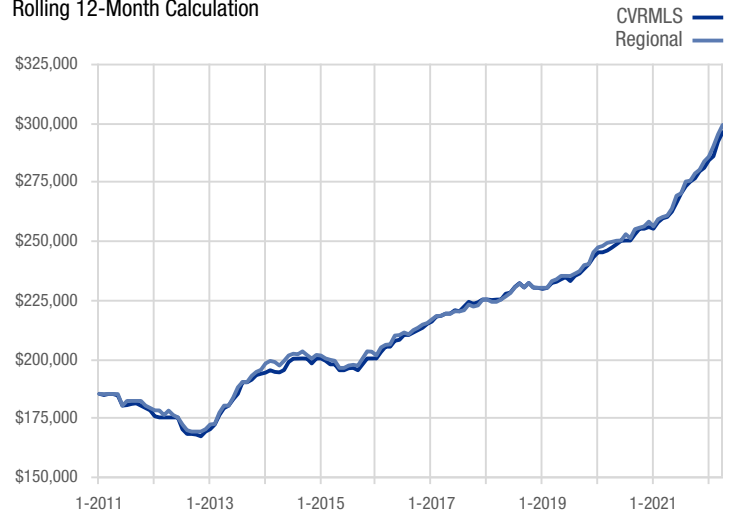
Median Sales Price - Single-Family

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 May 10, 2022. All data from Central Virginia Regional MLS. Report © 2022 ShowingTime.