

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Richmond City

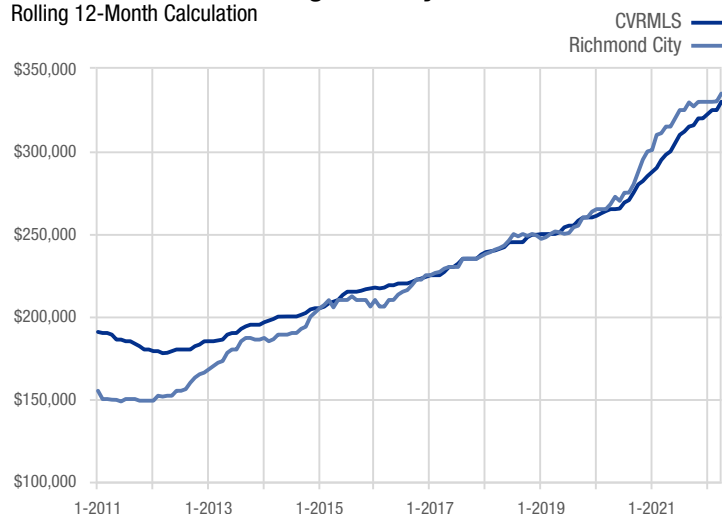
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	330	328	- 0.6%	1,101	1,090	- 1.0%
Pending Sales	266	299	+ 12.4%	998	1,008	+ 1.0%
Closed Sales	266	264	- 0.8%	884	879	- 0.6%
Days on Market Until Sale	16	11	- 31.3%	19	17	- 10.5%
Median Sales Price*	\$310,000	\$345,000	+ 11.3%	\$315,000	\$325,000	+ 3.2%
Average Sales Price*	\$362,976	\$425,076	+ 17.1%	\$367,939	\$397,089	+ 7.9%
Percent of Original List Price Received*	104.1%	108.1%	+ 3.8%	102.4%	104.4%	+ 2.0%
Inventory of Homes for Sale	244	165	- 32.4%	—	—	—
Months Supply of Inventory	1.0	0.6	- 40.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	53	40	- 24.5%	214	147	- 31.3%
Pending Sales	54	48	- 11.1%	198	154	- 22.2%
Closed Sales	46	34	- 26.1%	162	151	- 6.8%
Days on Market Until Sale	24	43	+ 79.2%	30	46	+ 53.3%
Median Sales Price*	\$251,250	\$339,975	+ 35.3%	\$251,800	\$302,000	+ 19.9%
Average Sales Price*	\$295,423	\$380,181	+ 28.7%	\$308,620	\$346,375	+ 12.2%
Percent of Original List Price Received*	100.2%	104.7%	+ 4.5%	99.4%	101.3%	+ 1.9%
Inventory of Homes for Sale	64	25	- 60.9%	—	—	—
Months Supply of Inventory	1.6	0.6	- 62.5%	—	—	—

* 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.

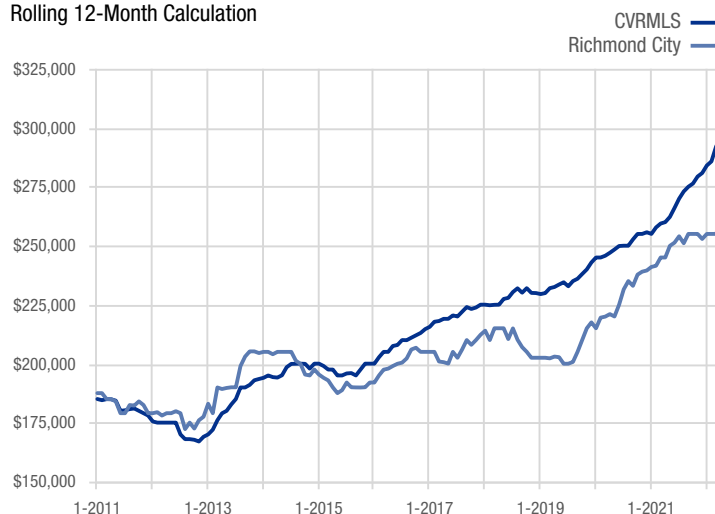
Median Sales Price - Single-Family

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.