

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

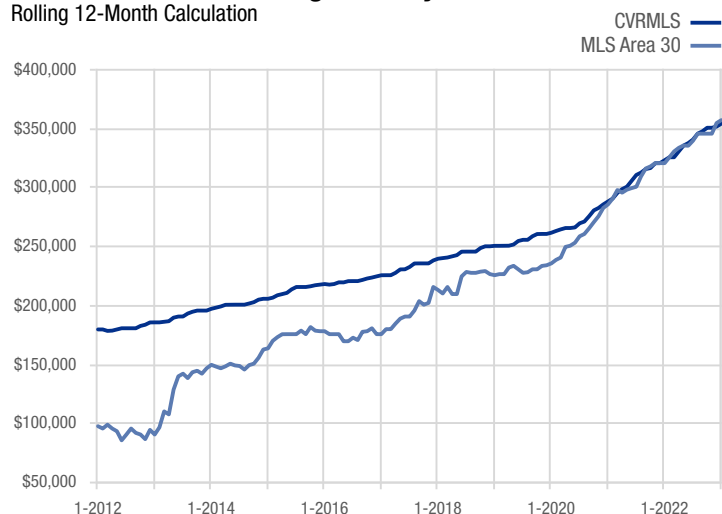
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	43	45	+ 4.7%	43	45	+ 4.7%
Pending Sales	40	34	- 15.0%	40	34	- 15.0%
Closed Sales	34	19	- 44.1%	34	19	- 44.1%
Days on Market Until Sale	21	30	+ 42.9%	21	30	+ 42.9%
Median Sales Price*	\$292,500	\$336,500	+ 15.0%	\$292,500	\$336,500	+ 15.0%
Average Sales Price*	\$311,087	\$373,442	+ 20.0%	\$311,087	\$373,442	+ 20.0%
Percent of Original List Price Received*	96.6%	97.4%	+ 0.8%	96.6%	97.4%	+ 0.8%
Inventory of Homes for Sale	37	56	+ 51.4%	—	—	—
Months Supply of Inventory	0.8	1.4	+ 75.0%	—	—	—

Condo/Town	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	0	2	—	0	2	—
Pending Sales	0	2	—	0	2	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	50	—	—	50	—
Median Sales Price*	—	\$380,000	—	—	\$380,000	—
Average Sales Price*	—	\$380,000	—	—	\$380,000	—
Percent of Original List Price Received*	—	95.5%	—	—	95.5%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

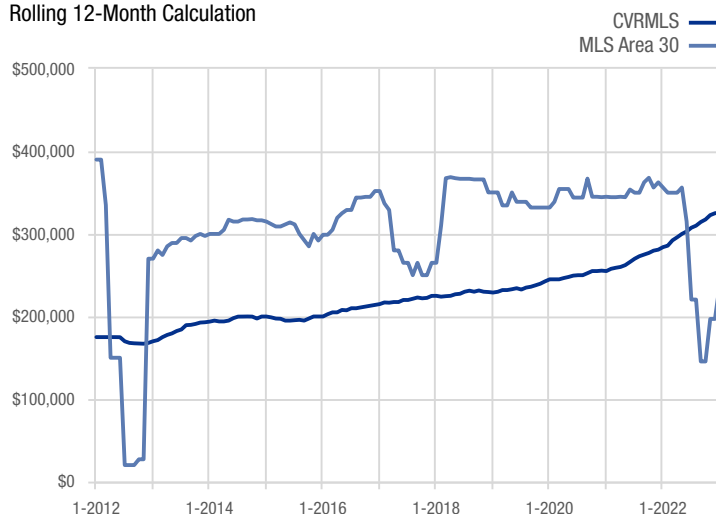
Median Sales Price - Single-Family

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.