

# Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 50

50-Richmond

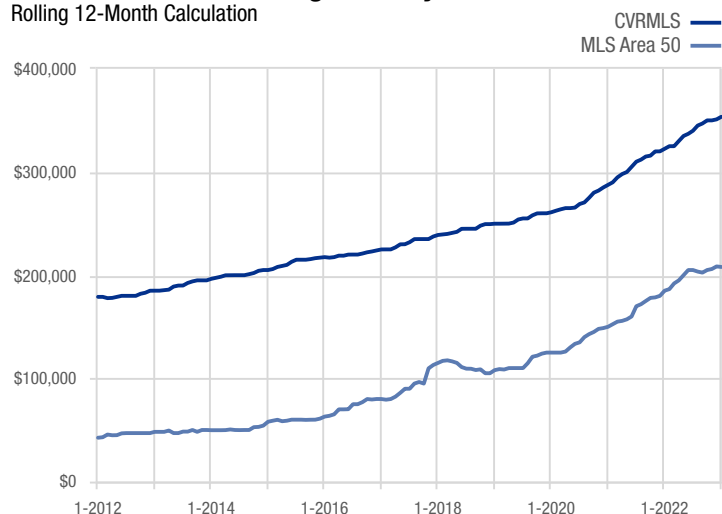
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	35	33	- 5.7%	35	33	- 5.7%
Pending Sales	36	40	+ 11.1%	36	40	+ 11.1%
Closed Sales	25	22	- 12.0%	25	22	- 12.0%
Days on Market Until Sale	17	39	+ 129.4%	17	39	+ 129.4%
Median Sales Price*	\$215,000	<b>\$210,000</b>	- 2.3%	\$215,000	<b>\$210,000</b>	- 2.3%
Average Sales Price*	\$216,465	<b>\$215,311</b>	- 0.5%	\$216,465	<b>\$215,311</b>	- 0.5%
Percent of Original List Price Received*	101.6%	<b>94.2%</b>	- 7.3%	101.6%	<b>94.2%</b>	- 7.3%
Inventory of Homes for Sale	25	36	+ 44.0%	—	—	—
Months Supply of Inventory	0.7	1.0	+ 42.9%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	0	2	—	0	2	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

\* 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.

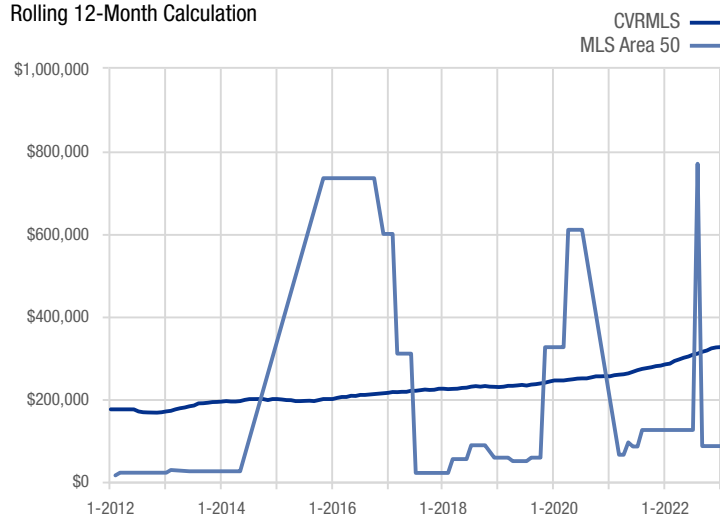
### Median Sales Price - Single-Family

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.