

Local Market Update – March 2022

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

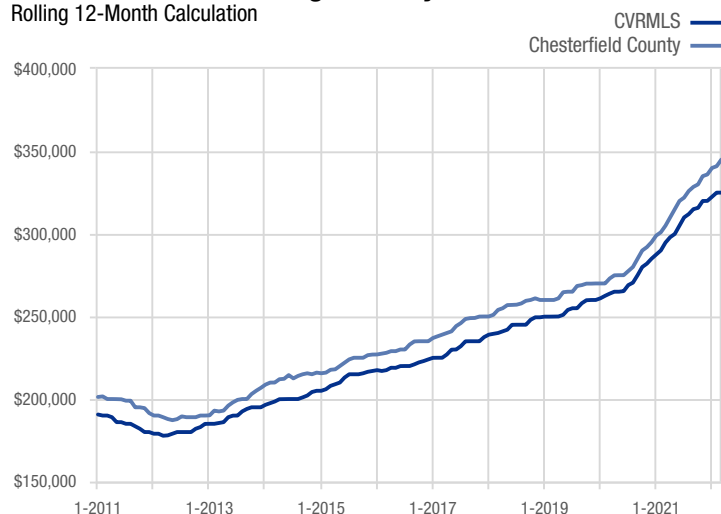
Single Family	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	671	522	- 22.2%	1,646	1,380	- 16.2%
Pending Sales	594	503	- 15.3%	1,550	1,288	- 16.9%
Closed Sales	560	455	- 18.8%	1,379	1,147	- 16.8%
Days on Market Until Sale	19	11	- 42.1%	19	14	- 26.3%
Median Sales Price*	\$330,000	\$375,000	+ 13.6%	\$322,085	\$370,000	+ 14.9%
Average Sales Price*	\$362,411	\$404,992	+ 11.7%	\$351,429	\$399,976	+ 13.8%
Percent of Original List Price Received*	103.4%	106.3%	+ 2.8%	102.5%	105.4%	+ 2.8%
Inventory of Homes for Sale	399	240	- 39.8%	—	—	—
Months Supply of Inventory	0.7	0.4	- 42.9%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	103	90	- 12.6%	287	236	- 17.8%
Pending Sales	98	89	- 9.2%	246	252	+ 2.4%
Closed Sales	67	80	+ 19.4%	165	188	+ 13.9%
Days on Market Until Sale	29	26	- 10.3%	26	21	- 19.2%
Median Sales Price*	\$284,600	\$347,638	+ 22.1%	\$281,983	\$340,000	+ 20.6%
Average Sales Price*	\$293,758	\$339,824	+ 15.7%	\$285,846	\$327,849	+ 14.7%
Percent of Original List Price Received*	104.8%	106.0%	+ 1.1%	102.9%	104.8%	+ 1.8%
Inventory of Homes for Sale	88	41	- 53.4%	—	—	—
Months Supply of Inventory	1.1	0.5	- 54.5%	—	—	—

* 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.

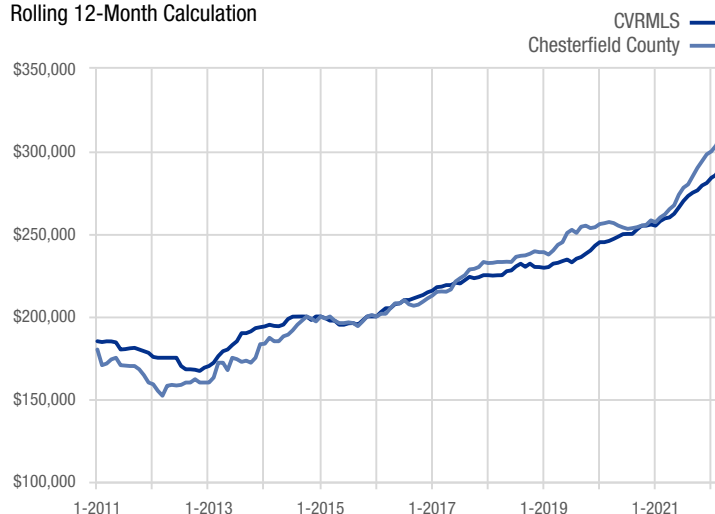
Median Sales Price - Single-Family

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.