

Local Market Update – May 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

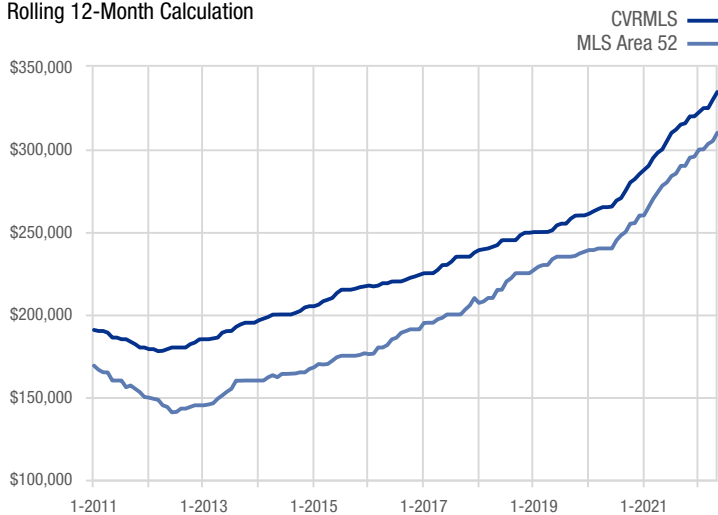
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	196	173	- 11.7%	857	705	- 17.7%
Pending Sales	201	162	- 19.4%	765	638	- 16.6%
Closed Sales	175	127	- 27.4%	716	593	- 17.2%
Days on Market Until Sale	13	7	- 46.2%	14	11	- 21.4%
Median Sales Price*	\$293,550	\$325,000	+ 10.7%	\$293,775	\$325,000	+ 10.6%
Average Sales Price*	\$307,333	\$346,720	+ 12.8%	\$299,472	\$345,748	+ 15.5%
Percent of Original List Price Received*	104.8%	106.1%	+ 1.2%	103.1%	104.9%	+ 1.7%
Inventory of Homes for Sale	122	85	- 30.3%	—	—	—
Months Supply of Inventory	0.8	0.6	- 25.0%	—	—	—

Condo/Town	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	9	7	- 22.2%	54	38	- 29.6%
Pending Sales	14	5	- 64.3%	58	41	- 29.3%
Closed Sales	15	2	- 86.7%	51	33	- 35.3%
Days on Market Until Sale	23	4	- 82.6%	24	12	- 50.0%
Median Sales Price*	\$279,148	\$220,000	- 21.2%	\$261,000	\$270,000	+ 3.4%
Average Sales Price*	\$262,037	\$220,000	- 16.0%	\$255,275	\$253,161	- 0.8%
Percent of Original List Price Received*	105.1%	113.3%	+ 7.8%	102.9%	103.3%	+ 0.4%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	0.4	0.3	- 25.0%	—	—	—

* 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.

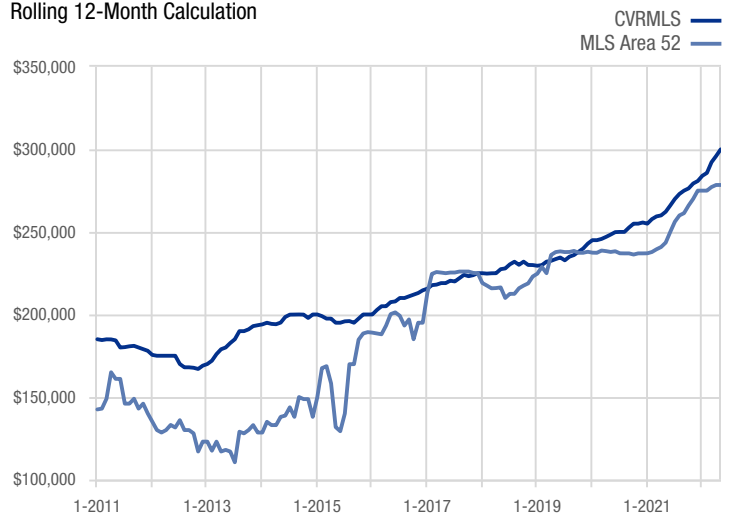
Median Sales Price - Single-Family

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.