

Local Market Update – May 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

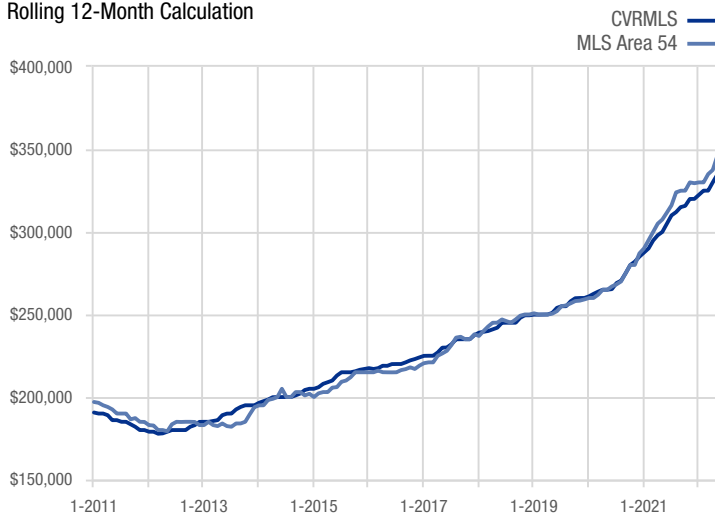
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	246	221	- 10.2%	999	920	- 7.9%
Pending Sales	257	217	- 15.6%	939	824	- 12.2%
Closed Sales	193	177	- 8.3%	805	708	- 12.0%
Days on Market Until Sale	8	13	+ 62.5%	16	13	- 18.8%
Median Sales Price*	\$312,750	\$375,000	+ 19.9%	\$324,975	\$370,000	+ 13.9%
Average Sales Price*	\$330,759	\$401,668	+ 21.4%	\$341,606	\$387,972	+ 13.6%
Percent of Original List Price Received*	105.3%	106.7%	+ 1.3%	103.7%	105.9%	+ 2.1%
Inventory of Homes for Sale	139	114	- 18.0%	—	—	—
Months Supply of Inventory	0.7	0.7	0.0%	—	—	—

Condo/Town	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	13	30	+ 130.8%	105	121	+ 15.2%
Pending Sales	17	25	+ 47.1%	99	123	+ 24.2%
Closed Sales	21	23	+ 9.5%	82	91	+ 11.0%
Days on Market Until Sale	51	35	- 31.4%	33	27	- 18.2%
Median Sales Price*	\$284,980	\$306,480	+ 7.5%	\$266,300	\$305,175	+ 14.6%
Average Sales Price*	\$275,629	\$322,440	+ 17.0%	\$268,509	\$310,133	+ 15.5%
Percent of Original List Price Received*	105.0%	102.6%	- 2.3%	105.1%	103.4%	- 1.6%
Inventory of Homes for Sale	14	12	- 14.3%	—	—	—
Months Supply of Inventory	0.7	0.5	- 28.6%	—	—	—

* 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.

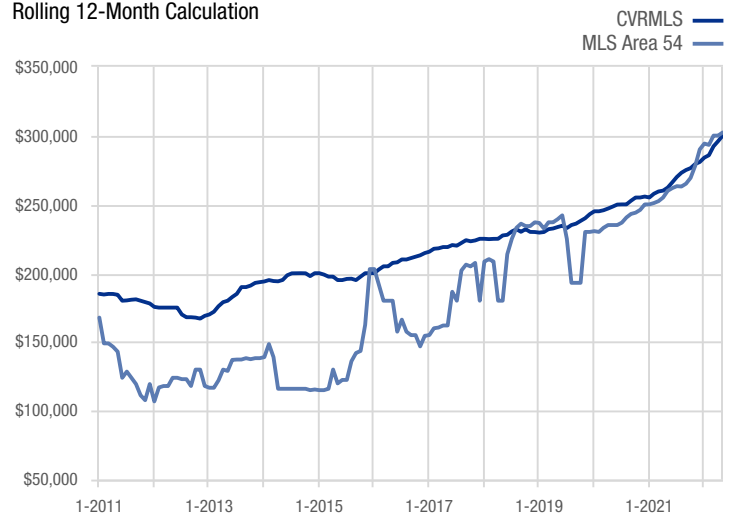
Median Sales Price - Single-Family

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.