

Local Market Update – May 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

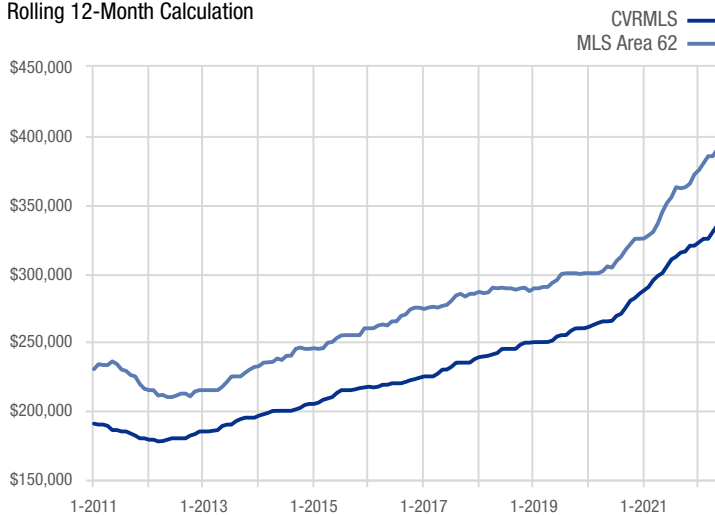
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	213	184	- 13.6%	997	804	- 19.4%
Pending Sales	206	179	- 13.1%	937	745	- 20.5%
Closed Sales	192	158	- 17.7%	794	689	- 13.2%
Days on Market Until Sale	9	11	+ 22.2%	16	14	- 12.5%
Median Sales Price*	\$387,500	\$430,750	+ 11.2%	\$360,000	\$420,000	+ 16.7%
Average Sales Price*	\$415,805	\$469,686	+ 13.0%	\$393,454	\$455,584	+ 15.8%
Percent of Original List Price Received*	106.0%	108.8%	+ 2.6%	104.2%	107.9%	+ 3.6%
Inventory of Homes for Sale	130	83	- 36.2%	—	—	—
Months Supply of Inventory	0.7	0.5	- 28.6%	—	—	—

Condo/Town	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	37	21	- 43.2%	247	171	- 30.8%
Pending Sales	36	25	- 30.6%	208	176	- 15.4%
Closed Sales	37	30	- 18.9%	144	172	+ 19.4%
Days on Market Until Sale	23	24	+ 4.3%	25	21	- 16.0%
Median Sales Price*	\$300,000	\$377,585	+ 25.9%	\$300,020	\$366,000	+ 22.0%
Average Sales Price*	\$291,186	\$373,384	+ 28.2%	\$303,136	\$364,461	+ 20.2%
Percent of Original List Price Received*	104.1%	105.8%	+ 1.6%	103.0%	105.6%	+ 2.5%
Inventory of Homes for Sale	49	22	- 55.1%	—	—	—
Months Supply of Inventory	1.2	0.6	- 50.0%	—	—	—

* 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.

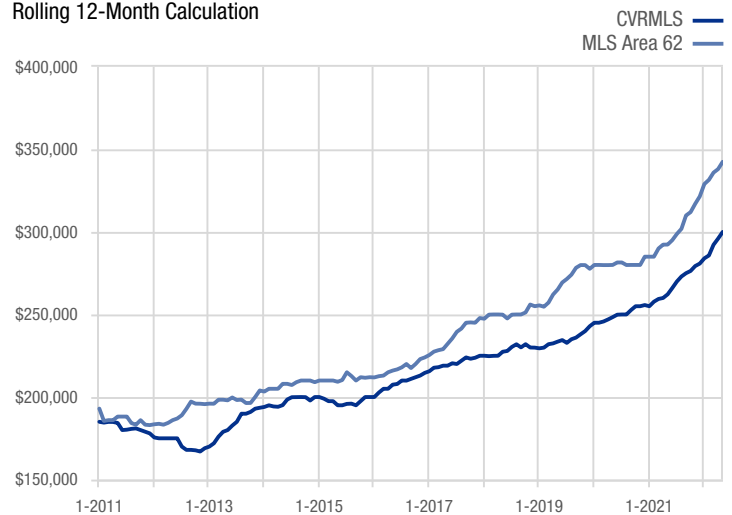
Median Sales Price - Single-Family

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.