

# Local Market Update – May 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 64

64-Chesterfield

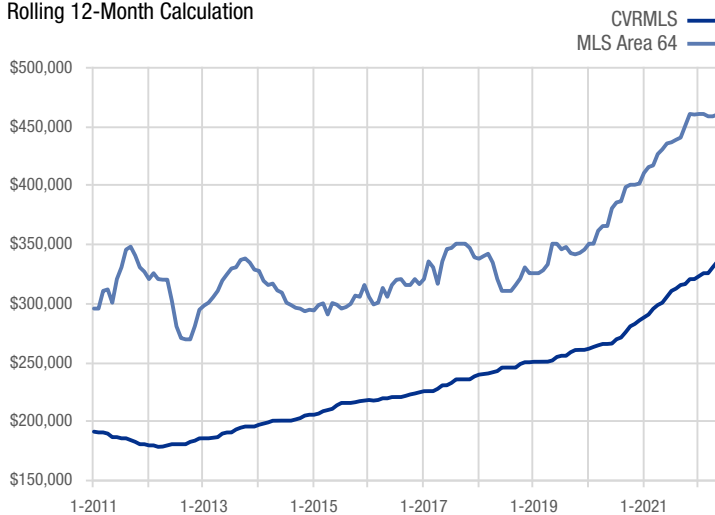
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	67	<b>67</b>	0.0%	302	<b>223</b>	- 26.2%
Pending Sales	72	<b>64</b>	- 11.1%	298	<b>196</b>	- 34.2%
Closed Sales	65	<b>41</b>	- 36.9%	259	<b>160</b>	- 38.2%
Days on Market Until Sale	8	<b>6</b>	- 25.0%	18	<b>10</b>	- 44.4%
Median Sales Price*	\$440,750	<b>\$490,000</b>	+ 11.2%	\$485,050	<b>\$495,675</b>	+ 2.2%
Average Sales Price*	\$510,192	<b>\$549,361</b>	+ 7.7%	\$493,358	<b>\$546,923</b>	+ 10.9%
Percent of Original List Price Received*	107.4%	<b>111.0%</b>	+ 3.4%	104.2%	<b>109.3%</b>	+ 4.9%
Inventory of Homes for Sale	30	<b>26</b>	- 13.3%	—	—	—
Months Supply of Inventory	0.5	<b>0.6</b>	+ 20.0%	—	—	—

Condo/Town	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	8	<b>15</b>	+ 87.5%	32	<b>69</b>	+ 115.6%
Pending Sales	10	<b>12</b>	+ 20.0%	29	<b>49</b>	+ 69.0%
Closed Sales	6	<b>12</b>	+ 100.0%	37	<b>40</b>	+ 8.1%
Days on Market Until Sale	8	<b>8</b>	0.0%	14	<b>7</b>	- 50.0%
Median Sales Price*	\$184,000	<b>\$268,750</b>	+ 46.1%	\$310,000	<b>\$262,500</b>	- 15.3%
Average Sales Price*	\$220,492	<b>\$292,958</b>	+ 32.9%	\$297,397	<b>\$270,060</b>	- 9.2%
Percent of Original List Price Received*	101.7%	<b>107.1%</b>	+ 5.3%	103.4%	<b>106.5%</b>	+ 3.0%
Inventory of Homes for Sale	5	<b>19</b>	+ 280.0%	—	—	—
Months Supply of Inventory	0.6	<b>2.3</b>	+ 283.3%	—	—	—

\* 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.

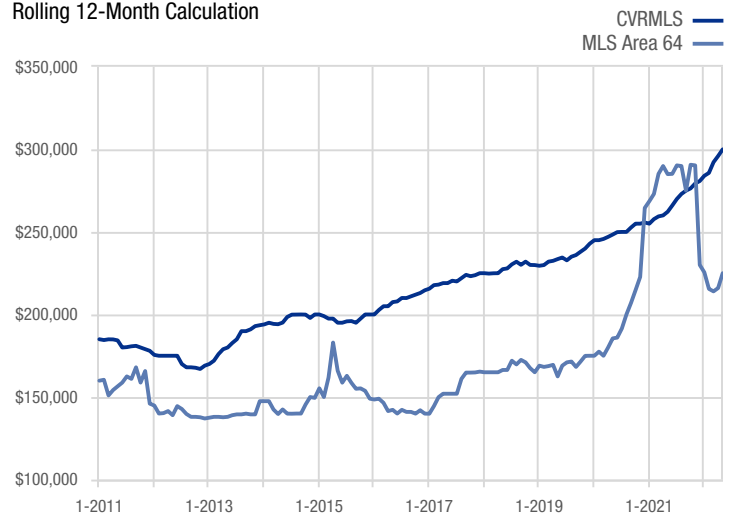
### Median Sales Price - Single-Family

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.