

Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

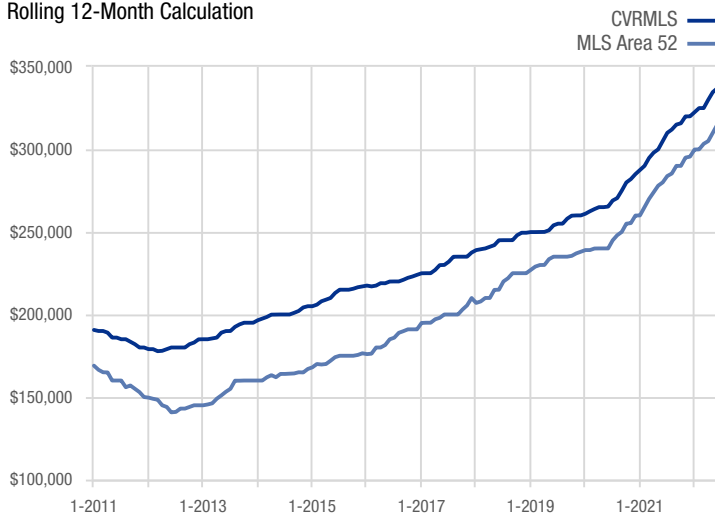
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
Key Metrics						
New Listings	197	144	- 26.9%	1,054	852	- 19.2%
Pending Sales	162	137	- 15.4%	927	767	- 17.3%
Closed Sales	188	146	- 22.3%	904	739	- 18.3%
Days on Market Until Sale	8	10	+ 25.0%	13	11	- 15.4%
Median Sales Price*	\$295,000	\$342,475	+ 16.1%	\$294,000	\$328,000	+ 11.6%
Average Sales Price*	\$303,159	\$360,157	+ 18.8%	\$300,237	\$348,586	+ 16.1%
Percent of Original List Price Received*	104.7%	104.3%	- 0.4%	103.4%	104.8%	+ 1.4%
Inventory of Homes for Sale	134	88	- 34.3%	—	—	—
Months Supply of Inventory	0.9	0.6	- 33.3%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
Key Metrics						
New Listings	15	16	+ 6.7%	69	54	- 21.7%
Pending Sales	7	9	+ 28.6%	65	49	- 24.6%
Closed Sales	19	15	- 21.1%	70	48	- 31.4%
Days on Market Until Sale	38	21	- 44.7%	28	15	- 46.4%
Median Sales Price*	\$283,880	\$323,945	+ 14.1%	\$274,458	\$298,750	+ 8.9%
Average Sales Price*	\$277,583	\$307,225	+ 10.7%	\$261,697	\$270,056	+ 3.2%
Percent of Original List Price Received*	103.6%	102.0%	- 1.5%	103.1%	102.9%	- 0.2%
Inventory of Homes for Sale	12	8	- 33.3%	—	—	—
Months Supply of Inventory	1.0	0.9	- 10.0%	—	—	—

* 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.

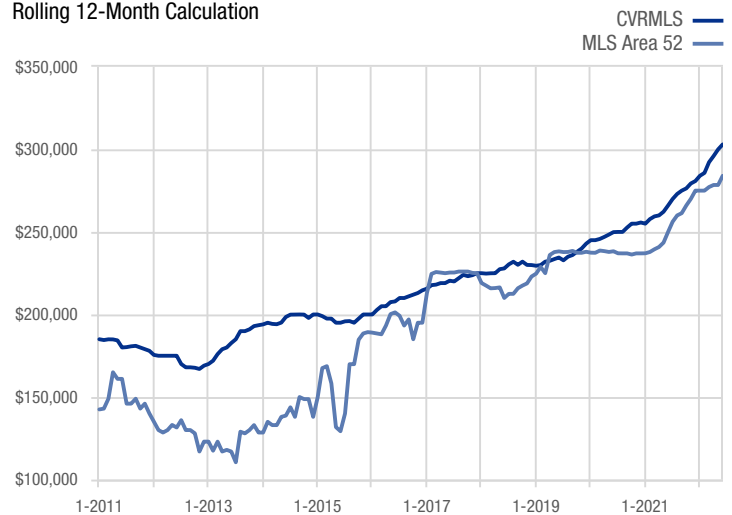
Median Sales Price - Single-Family

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.