

Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

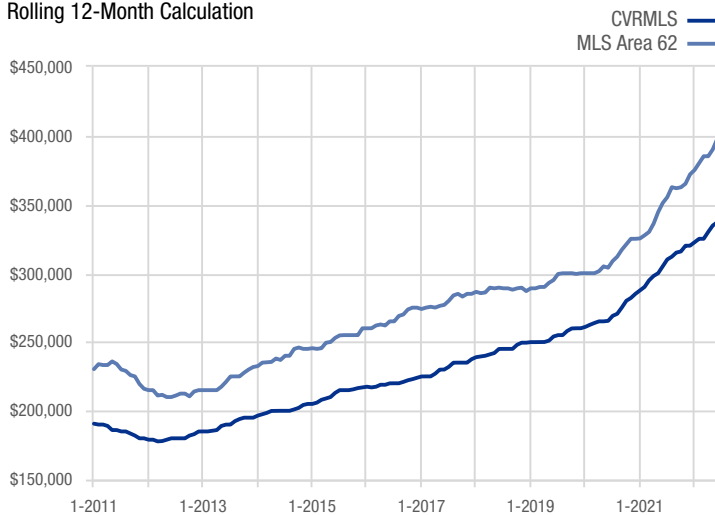
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
Key Metrics						
New Listings	250	206	- 17.6%	1,247	1,011	- 18.9%
Pending Sales	206	170	- 17.5%	1,143	911	- 20.3%
Closed Sales	219	191	- 12.8%	1,013	880	- 13.1%
Days on Market Until Sale	12	12	0.0%	15	13	- 13.3%
Median Sales Price*	\$389,280	\$435,000	+ 11.7%	\$369,950	\$424,500	+ 14.7%
Average Sales Price*	\$416,734	\$471,628	+ 13.2%	\$398,534	\$459,085	+ 15.2%
Percent of Original List Price Received*	105.6%	106.2%	+ 0.6%	104.5%	107.6%	+ 3.0%
Inventory of Homes for Sale	154	106	- 31.2%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
Key Metrics						
New Listings	55	47	- 14.5%	302	222	- 26.5%
Pending Sales	48	42	- 12.5%	256	218	- 14.8%
Closed Sales	32	49	+ 53.1%	176	221	+ 25.6%
Days on Market Until Sale	26	23	- 11.5%	25	21	- 16.0%
Median Sales Price*	\$315,500	\$369,842	+ 17.2%	\$303,000	\$367,025	+ 21.1%
Average Sales Price*	\$321,604	\$371,949	+ 15.7%	\$306,532	\$366,362	+ 19.5%
Percent of Original List Price Received*	102.3%	104.1%	+ 1.8%	102.9%	105.3%	+ 2.3%
Inventory of Homes for Sale	52	29	- 44.2%	—	—	—
Months Supply of Inventory	1.3	0.8	- 38.5%	—	—	—

* 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.

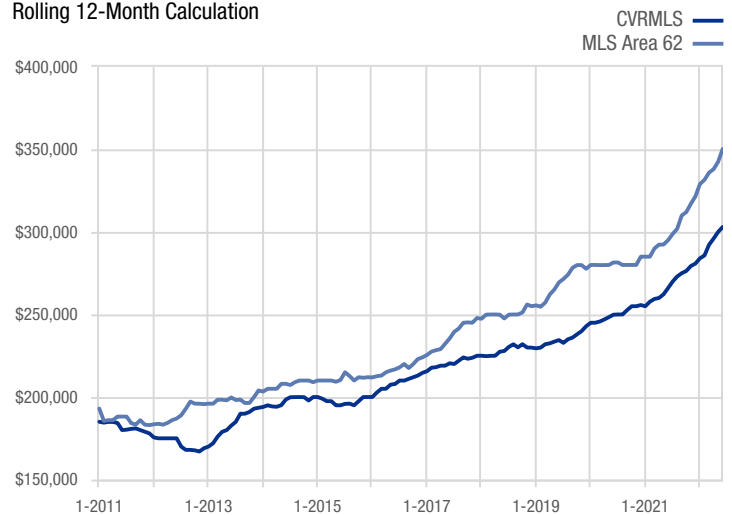
Median Sales Price - Single-Family

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.