

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

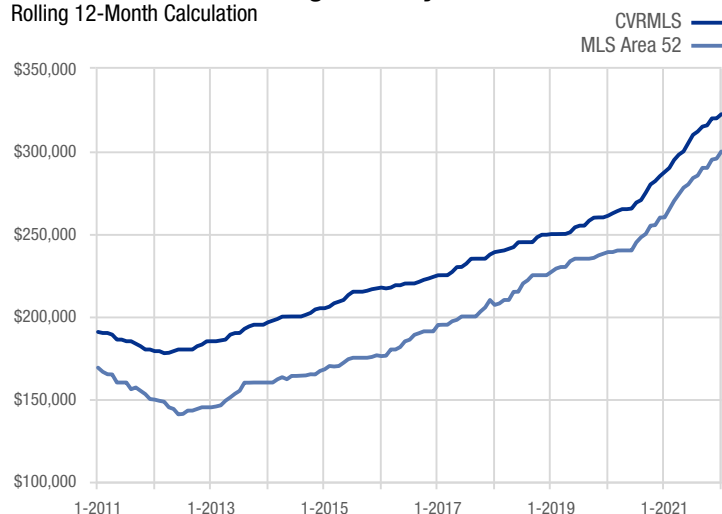
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	137	118	- 13.9%	137	118	- 13.9%
Pending Sales	126	109	- 13.5%	126	109	- 13.5%
Closed Sales	108	108	0.0%	108	108	0.0%
Days on Market Until Sale	21	14	- 33.3%	21	14	- 33.3%
Median Sales Price*	\$273,473	\$306,000	+ 11.9%	\$273,473	\$306,000	+ 11.9%
Average Sales Price*	\$274,610	\$333,763	+ 21.5%	\$274,610	\$333,763	+ 21.5%
Percent of Original List Price Received*	101.7%	103.3%	+ 1.6%	101.7%	103.3%	+ 1.6%
Inventory of Homes for Sale	114	70	- 38.6%	—	—	—
Months Supply of Inventory	0.8	0.5	- 37.5%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	16	10	- 37.5%	16	10	- 37.5%
Pending Sales	17	11	- 35.3%	17	11	- 35.3%
Closed Sales	8	12	+ 50.0%	8	12	+ 50.0%
Days on Market Until Sale	17	12	- 29.4%	17	12	- 29.4%
Median Sales Price*	\$235,000	\$270,000	+ 14.9%	\$235,000	\$270,000	+ 14.9%
Average Sales Price*	\$243,143	\$247,561	+ 1.8%	\$243,143	\$247,561	+ 1.8%
Percent of Original List Price Received*	97.5%	103.3%	+ 5.9%	97.5%	103.3%	+ 5.9%
Inventory of Homes for Sale	14	11	- 21.4%	—	—	—
Months Supply of Inventory	0.9	1.1	+ 22.2%	—	—	—

* 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.

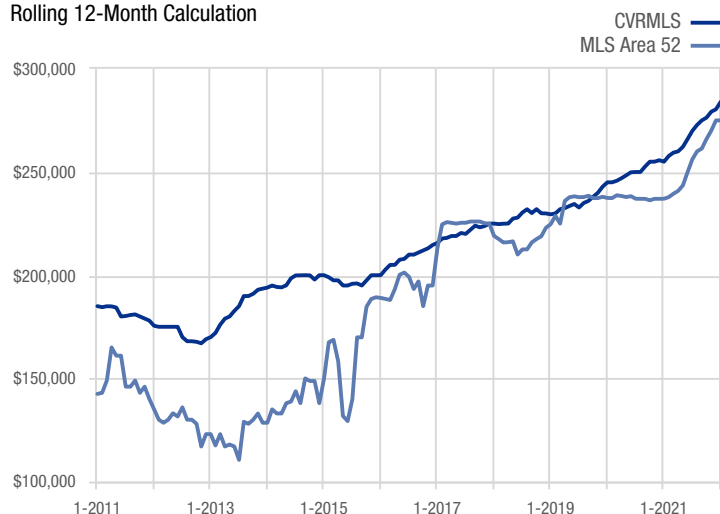
Median Sales Price - Single-Family

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.