

# Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 54

54-Chesterfield

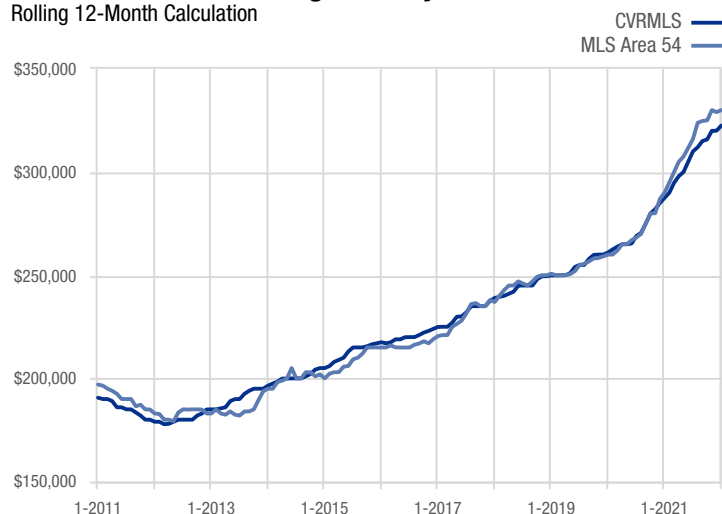
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	173	140	- 19.1%	173	140	- 19.1%
Pending Sales	168	137	- 18.5%	168	137	- 18.5%
Closed Sales	135	102	- 24.4%	135	102	- 24.4%
Days on Market Until Sale	16	11	- 31.3%	16	11	- 31.3%
Median Sales Price*	\$313,500	\$336,316	+ 7.3%	\$313,500	\$336,316	+ 7.3%
Average Sales Price*	\$336,101	\$371,505	+ 10.5%	\$336,101	\$371,505	+ 10.5%
Percent of Original List Price Received*	102.1%	102.7%	+ 0.6%	102.1%	102.7%	+ 0.6%
Inventory of Homes for Sale	131	80	- 38.9%	—	—	—
Months Supply of Inventory	0.7	0.4	- 42.9%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	21	31	+ 47.6%	21	31	+ 47.6%
Pending Sales	17	28	+ 64.7%	17	28	+ 64.7%
Closed Sales	15	10	- 33.3%	15	10	- 33.3%
Days on Market Until Sale	43	29	- 32.6%	43	29	- 32.6%
Median Sales Price*	\$250,915	\$315,985	+ 25.9%	\$250,915	\$315,985	+ 25.9%
Average Sales Price*	\$248,375	\$315,691	+ 27.1%	\$248,375	\$315,691	+ 27.1%
Percent of Original List Price Received*	102.2%	101.7%	- 0.5%	102.2%	101.7%	- 0.5%
Inventory of Homes for Sale	22	25	+ 13.6%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

\* 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.

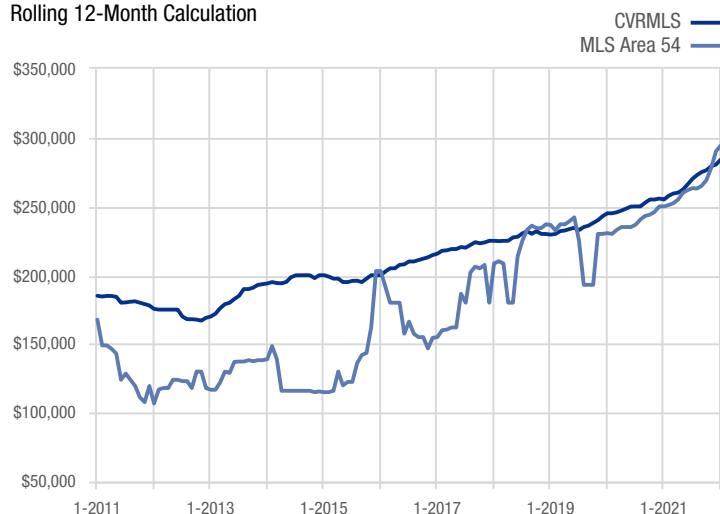
### Median Sales Price - Single-Family

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.