

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

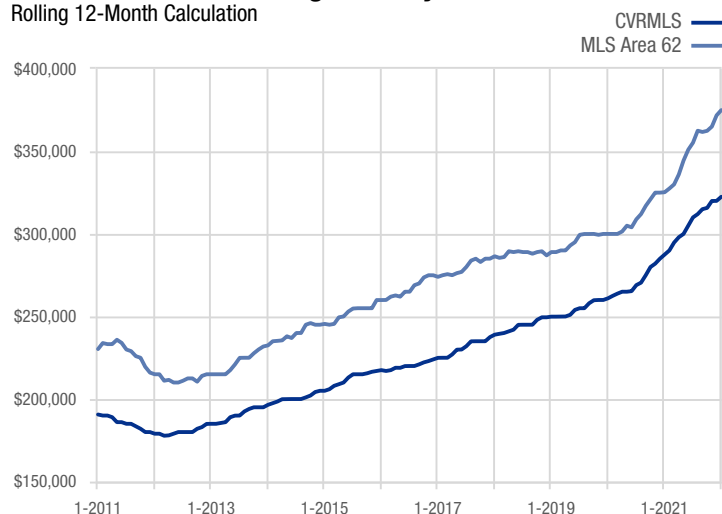
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	163	113	- 30.7%	163	113	- 30.7%
Pending Sales	154	111	- 27.9%	154	111	- 27.9%
Closed Sales	122	124	+ 1.6%	122	124	+ 1.6%
Days on Market Until Sale	16	23	+ 43.8%	16	23	+ 43.8%
Median Sales Price*	\$320,000	\$399,975	+ 25.0%	\$320,000	\$399,975	+ 25.0%
Average Sales Price*	\$354,640	\$431,914	+ 21.8%	\$354,640	\$431,914	+ 21.8%
Percent of Original List Price Received*	101.2%	105.9%	+ 4.6%	101.2%	105.9%	+ 4.6%
Inventory of Homes for Sale	149	62	- 58.4%	—	—	—
Months Supply of Inventory	0.8	0.4	- 50.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	59	24	- 59.3%	59	24	- 59.3%
Pending Sales	38	38	0.0%	38	38	0.0%
Closed Sales	19	25	+ 31.6%	19	25	+ 31.6%
Days on Market Until Sale	12	15	+ 25.0%	12	15	+ 25.0%
Median Sales Price*	\$290,000	\$367,469	+ 26.7%	\$290,000	\$367,469	+ 26.7%
Average Sales Price*	\$279,115	\$366,725	+ 31.4%	\$279,115	\$366,725	+ 31.4%
Percent of Original List Price Received*	99.8%	104.3%	+ 4.5%	99.8%	104.3%	+ 4.5%
Inventory of Homes for Sale	68	18	- 73.5%	—	—	—
Months Supply of Inventory	1.9	0.4	- 78.9%	—	—	—

* 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.

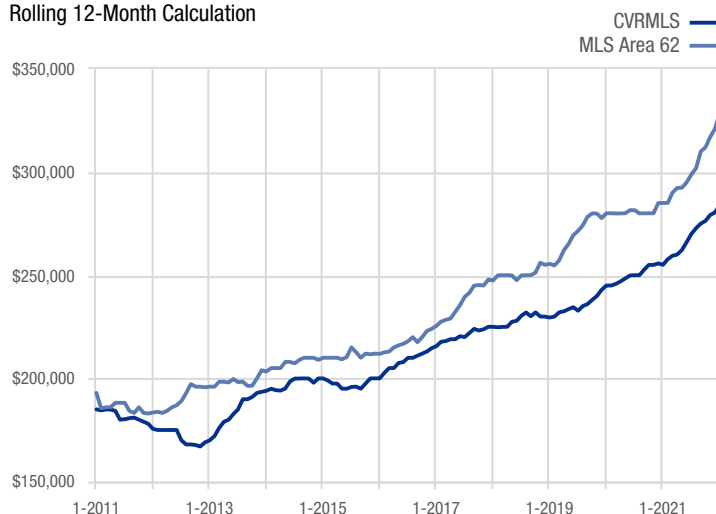
Median Sales Price - Single-Family

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.