

# Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 64

64-Chesterfield

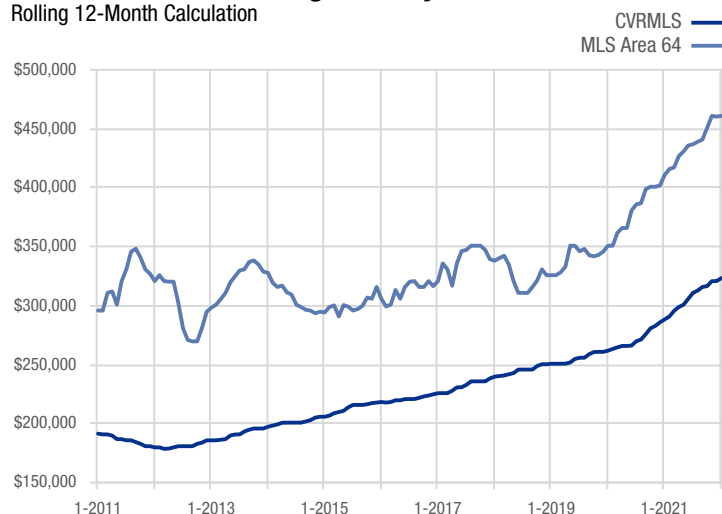
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	42	29	- 31.0%	42	29	- 31.0%
Pending Sales	46	25	- 45.7%	46	25	- 45.7%
Closed Sales	45	29	- 35.6%	45	29	- 35.6%
Days on Market Until Sale	25	12	- 52.0%	25	12	- 52.0%
Median Sales Price*	\$484,090	\$560,000	+ 15.7%	\$484,090	\$560,000	+ 15.7%
Average Sales Price*	\$466,633	\$560,572	+ 20.1%	\$466,633	\$560,572	+ 20.1%
Percent of Original List Price Received*	99.9%	106.5%	+ 6.6%	99.9%	106.5%	+ 6.6%
Inventory of Homes for Sale	30	9	- 70.0%	—	—	—
Months Supply of Inventory	0.5	0.2	- 60.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	4	5	+ 25.0%	4	5	+ 25.0%
Pending Sales	5	5	0.0%	5	5	0.0%
Closed Sales	5	7	+ 40.0%	5	7	+ 40.0%
Days on Market Until Sale	11	12	+ 9.1%	11	12	+ 9.1%
Median Sales Price*	\$290,680	\$212,500	- 26.9%	\$290,680	\$212,500	- 26.9%
Average Sales Price*	\$281,849	\$214,129	- 24.0%	\$281,849	\$214,129	- 24.0%
Percent of Original List Price Received*	100.4%	101.0%	+ 0.6%	100.4%	101.0%	+ 0.6%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	0.3	0.2	- 33.3%	—	—	—

\* 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.