

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

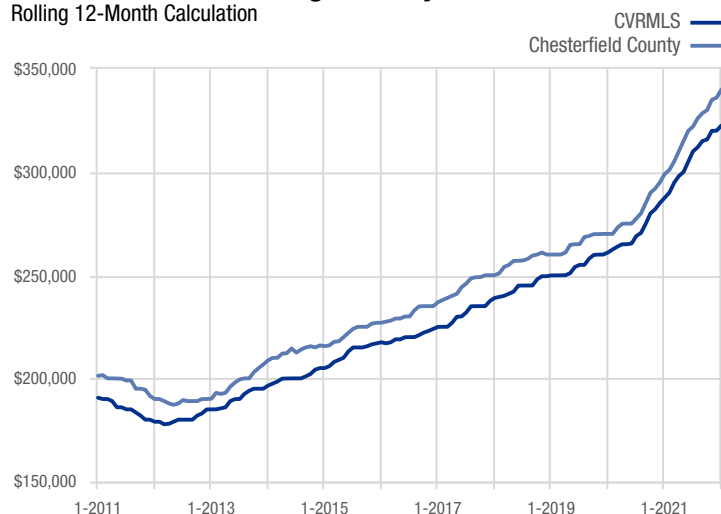
| Single Family | January | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2021 | 2022 | % Change | Thru 1-2021 | Thru 1-2022 | % Change |
| New Listings | 515 | 400 | - 22.3% | 515 | 400 | - 22.3% |
| Pending Sales | 494 | 382 | - 22.7% | 494 | 382 | - 22.7% |
| Closed Sales | 410 | 363 | - 11.5% | 410 | 363 | - 11.5% |
| Days on Market Until Sale | 18 | 16 | - 11.1% | 18 | 16 | - 11.1% |
| Median Sales Price* | \$305,000 | \$355,000 | + 16.4% | \$305,000 | \$355,000 | + 16.4% |
| Average Sales Price* | \$339,913 | \$395,925 | + 16.5% | \$339,913 | \$395,925 | + 16.5% |
| Percent of Original List Price Received* | 101.5% | 104.3% | + 2.8% | 101.5% | 104.3% | + 2.8% |
| Inventory of Homes for Sale | 424 | 221 | - 47.9% | — | — | — |
| 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 | 100 | 70 | - 30.0% | 100 | 70 | - 30.0% |
| Pending Sales | 77 | 82 | + 6.5% | 77 | 82 | + 6.5% |
| Closed Sales | 47 | 54 | + 14.9% | 47 | 54 | + 14.9% |
| Days on Market Until Sale | 23 | 17 | - 26.1% | 23 | 17 | - 26.1% |
| Median Sales Price* | \$255,958 | \$332,715 | + 30.0% | \$255,958 | \$332,715 | + 30.0% |
| Average Sales Price* | \$263,914 | \$311,161 | + 17.9% | \$263,914 | \$311,161 | + 17.9% |
| Percent of Original List Price Received* | 100.3% | 103.1% | + 2.8% | 100.3% | 103.1% | + 2.8% |
| Inventory of Homes for Sale | 107 | 55 | - 48.6% | — | — | — |
| Months Supply of Inventory | 1.3 | 0.7 | - 46.2% | — | — | — |

* 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.

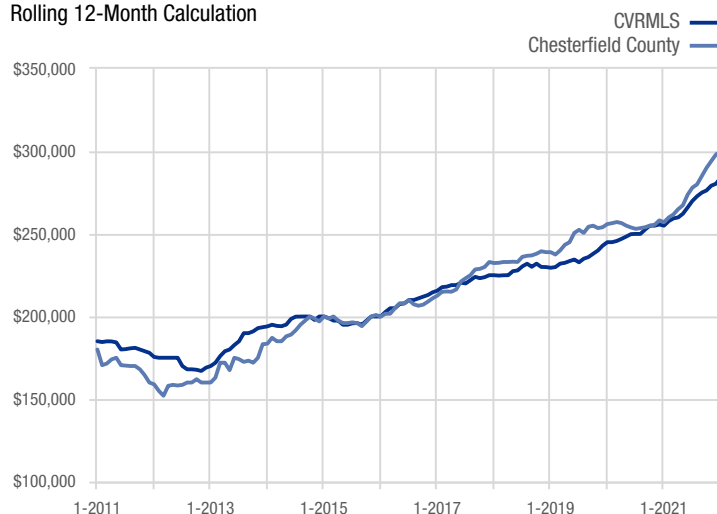
Median Sales Price - Single-Family

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.