

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

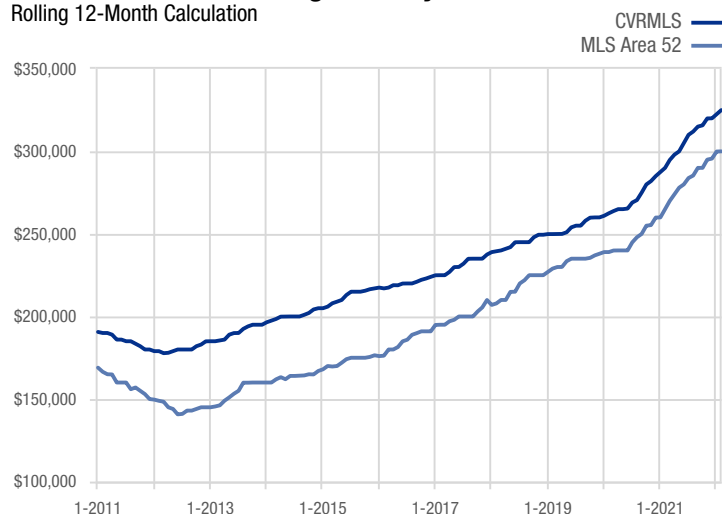
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	117	118	+ 0.9%	254	237	- 6.7%
Pending Sales	113	113	0.0%	239	218	- 8.8%
Closed Sales	134	93	- 30.6%	242	201	- 16.9%
Days on Market Until Sale	18	12	- 33.3%	19	13	- 31.6%
Median Sales Price*	\$311,035	\$343,500	+ 10.4%	\$294,035	\$330,500	+ 12.4%
Average Sales Price*	\$314,687	\$361,939	+ 15.0%	\$297,026	\$346,865	+ 16.8%
Percent of Original List Price Received*	101.8%	103.7%	+ 1.9%	101.7%	103.4%	+ 1.7%
Inventory of Homes for Sale	101	73	- 27.7%	—	—	—
Months Supply of Inventory	0.7	0.5	- 28.6%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	8	7	- 12.5%	24	17	- 29.2%
Pending Sales	8	15	+ 87.5%	25	24	- 4.0%
Closed Sales	7	8	+ 14.3%	15	20	+ 33.3%
Days on Market Until Sale	67	9	- 86.6%	42	11	- 73.8%
Median Sales Price*	\$257,000	\$261,000	+ 1.6%	\$256,175	\$267,000	+ 4.2%
Average Sales Price*	\$262,840	\$254,594	- 3.1%	\$252,991	\$250,522	- 1.0%
Percent of Original List Price Received*	103.8%	102.2%	- 1.5%	100.6%	102.9%	+ 2.3%
Inventory of Homes for Sale	10	3	- 70.0%	—	—	—
Months Supply of Inventory	0.7	0.3	- 57.1%	—	—	—

* 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.

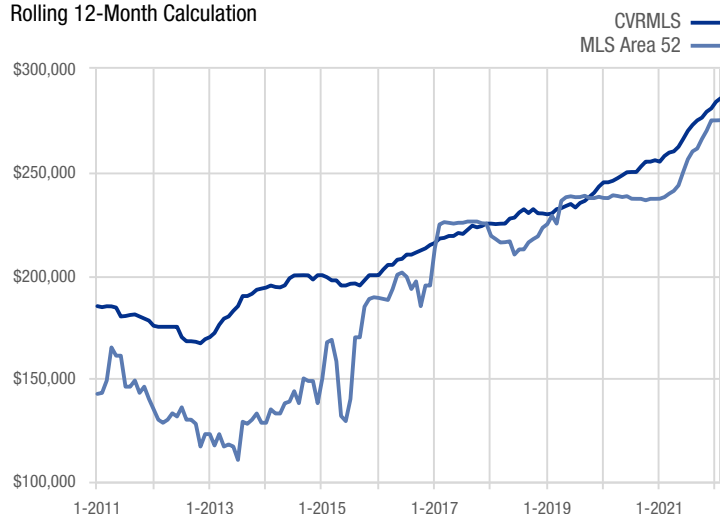
Median Sales Price - Single-Family

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.