

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

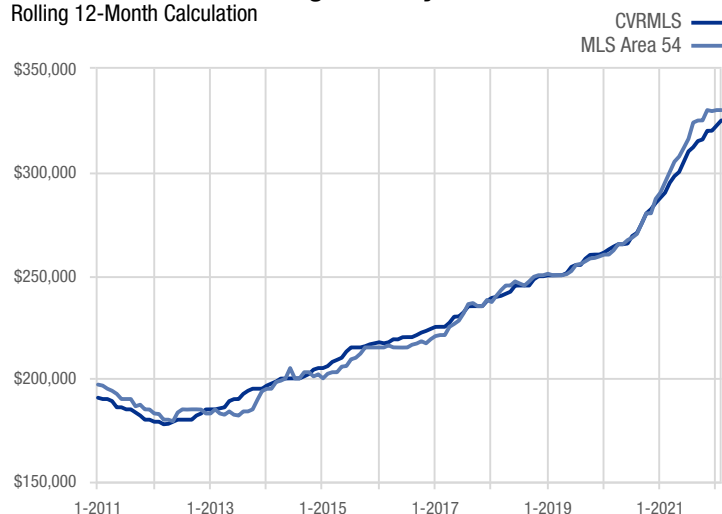
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	133	141	+ 6.0%	306	285	- 6.9%
Pending Sales	148	143	- 3.4%	316	277	- 12.3%
Closed Sales	122	115	- 5.7%	257	217	- 15.6%
Days on Market Until Sale	20	16	- 20.0%	18	14	- 22.2%
Median Sales Price*	\$325,000	\$349,900	+ 7.7%	\$321,530	\$340,000	+ 5.7%
Average Sales Price*	\$341,033	\$361,524	+ 6.0%	\$338,451	\$366,167	+ 8.2%
Percent of Original List Price Received*	101.8%	104.7%	+ 2.8%	102.0%	103.8%	+ 1.8%
Inventory of Homes for Sale	104	79	- 24.0%	—	—	—
Months Supply of Inventory	0.6	0.4	- 33.3%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	28	21	- 25.0%	49	52	+ 6.1%
Pending Sales	27	29	+ 7.4%	44	57	+ 29.5%
Closed Sales	11	8	- 27.3%	26	18	- 30.8%
Days on Market Until Sale	17	12	- 29.4%	32	22	- 31.3%
Median Sales Price*	\$300,000	\$252,500	- 15.8%	\$257,500	\$289,995	+ 12.6%
Average Sales Price*	\$286,918	\$260,512	- 9.2%	\$264,682	\$291,167	+ 10.0%
Percent of Original List Price Received*	107.3%	101.9%	- 5.0%	104.4%	101.8%	- 2.5%
Inventory of Homes for Sale	21	16	- 23.8%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

* 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.

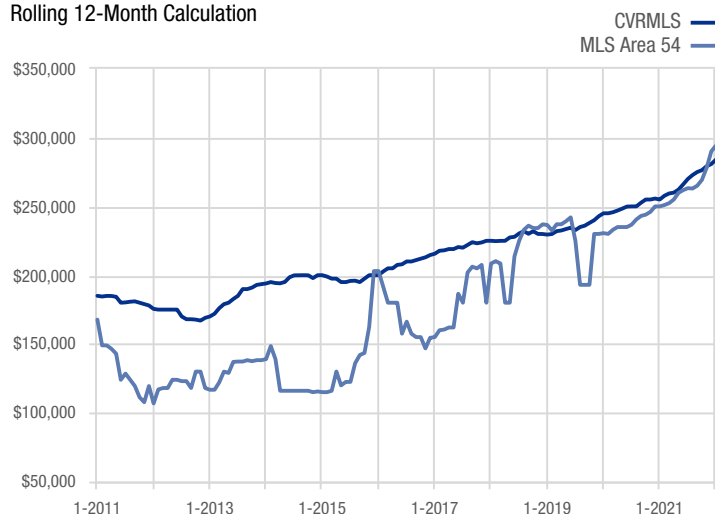
Median Sales Price - Single-Family

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.