

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

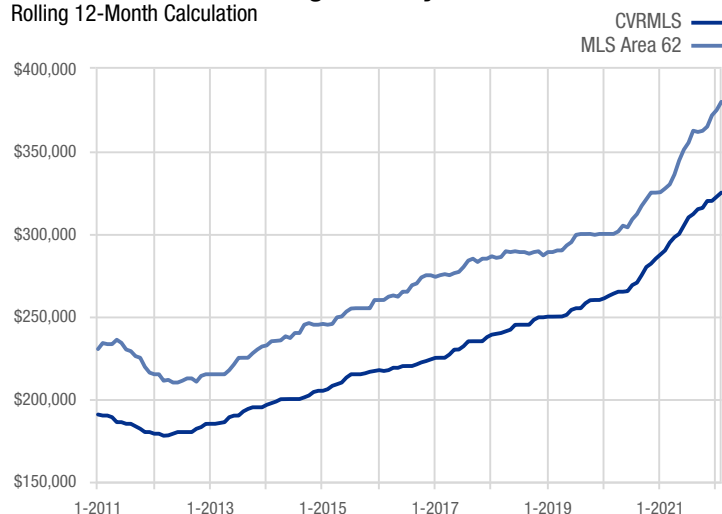
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	163	147	- 9.8%	326	263	- 19.3%
Pending Sales	158	141	- 10.8%	312	250	- 19.9%
Closed Sales	116	93	- 19.8%	238	217	- 8.8%
Days on Market Until Sale	15	23	+ 53.3%	15	23	+ 53.3%
Median Sales Price*	\$335,158	\$421,000	+ 25.6%	\$329,975	\$413,500	+ 25.3%
Average Sales Price*	\$352,683	\$464,246	+ 31.6%	\$353,679	\$445,945	+ 26.1%
Percent of Original List Price Received*	102.7%	107.8%	+ 5.0%	102.0%	106.7%	+ 4.6%
Inventory of Homes for Sale	135	58	- 57.0%	—	—	—
Months Supply of Inventory	0.7	0.3	- 57.1%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	44	35	- 20.5%	103	60	- 41.7%
Pending Sales	34	38	+ 11.8%	72	76	+ 5.6%
Closed Sales	23	33	+ 43.5%	42	59	+ 40.5%
Days on Market Until Sale	17	23	+ 35.3%	15	20	+ 33.3%
Median Sales Price*	\$290,000	\$358,330	+ 23.6%	\$290,000	\$365,013	+ 25.9%
Average Sales Price*	\$305,666	\$368,296	+ 20.5%	\$293,655	\$368,173	+ 25.4%
Percent of Original List Price Received*	101.4%	105.9%	+ 4.4%	100.7%	105.1%	+ 4.4%
Inventory of Homes for Sale	64	17	- 73.4%	—	—	—
Months Supply of Inventory	1.8	0.4	- 77.8%	—	—	—

* 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.

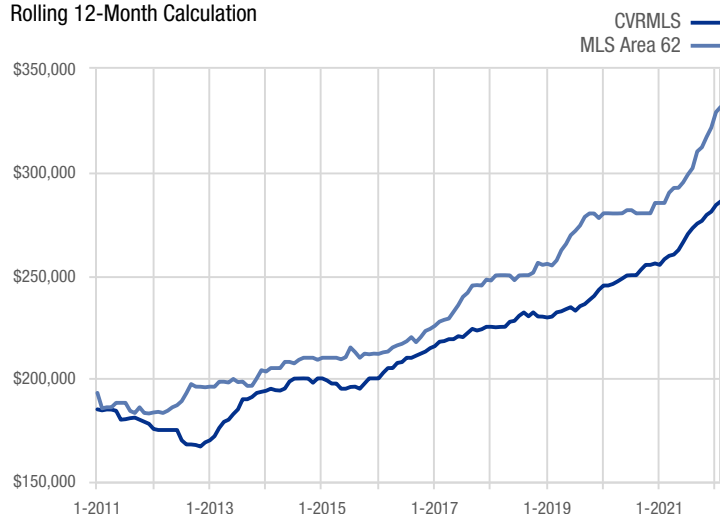
Median Sales Price - Single-Family

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.