

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

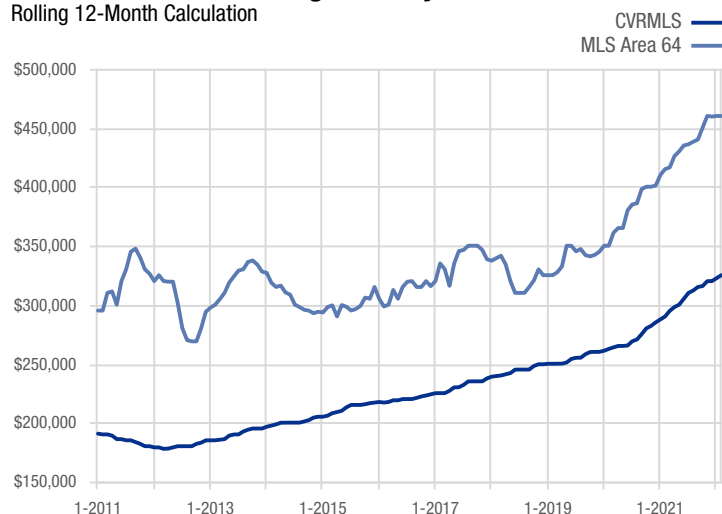
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	47	29	- 38.3%	89	58	- 34.8%
Pending Sales	43	26	- 39.5%	89	51	- 42.7%
Closed Sales	37	27	- 27.0%	82	56	- 31.7%
Days on Market Until Sale	22	14	- 36.4%	24	13	- 45.8%
Median Sales Price*	\$425,000	\$419,500	- 1.3%	\$442,500	\$450,000	+ 1.7%
Average Sales Price*	\$475,471	\$447,504	- 5.9%	\$470,610	\$507,122	+ 7.8%
Percent of Original List Price Received*	103.4%	108.1%	+ 4.5%	101.4%	107.2%	+ 5.7%
Inventory of Homes for Sale	32	11	- 65.6%	—	—	—
Months Supply of Inventory	0.6	0.2	- 66.7%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	4	11	+ 175.0%	8	16	+ 100.0%
Pending Sales	2	6	+ 200.0%	7	11	+ 57.1%
Closed Sales	10	4	- 60.0%	15	11	- 26.7%
Days on Market Until Sale	22	4	- 81.8%	19	9	- 52.6%
Median Sales Price*	\$295,000	\$267,500	- 9.3%	\$295,000	\$212,500	- 28.0%
Average Sales Price*	\$304,644	\$260,750	- 14.4%	\$297,045	\$231,082	- 22.2%
Percent of Original List Price Received*	100.7%	105.5%	+ 4.8%	100.6%	102.6%	+ 2.0%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	0.6	0.9	+ 50.0%	—	—	—

* 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.

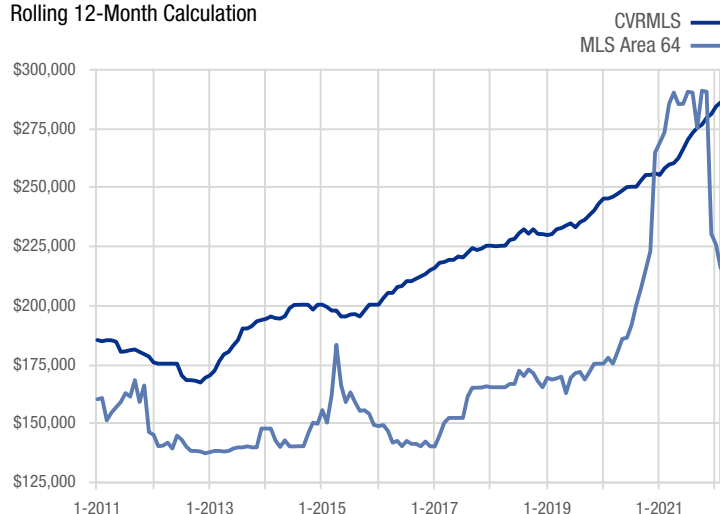
Median Sales Price - Single-Family

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.