

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

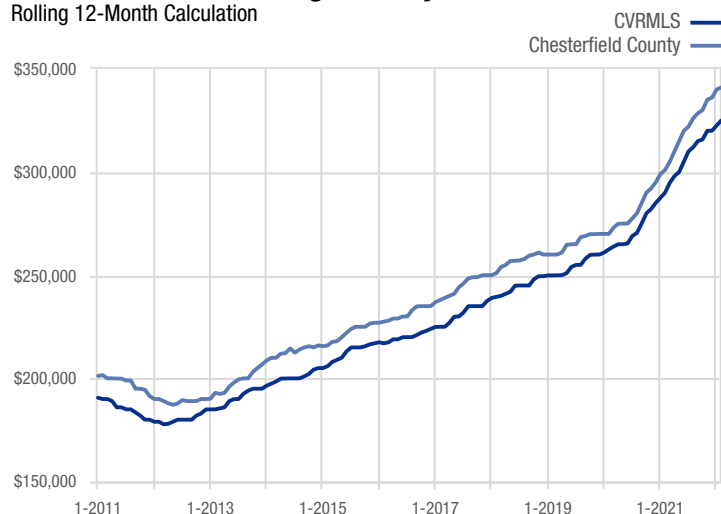
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	460	435	- 5.4%	975	843	- 13.5%
Pending Sales	462	423	- 8.4%	956	796	- 16.7%
Closed Sales	409	328	- 19.8%	819	691	- 15.6%
Days on Market Until Sale	18	17	- 5.6%	18	16	- 11.1%
Median Sales Price*	\$325,000	\$365,000	+ 12.3%	\$318,000	\$360,000	+ 13.2%
Average Sales Price*	\$347,696	\$397,489	+ 14.3%	\$343,824	\$396,673	+ 15.4%
Percent of Original List Price Received*	102.2%	105.6%	+ 3.3%	101.8%	104.9%	+ 3.0%
Inventory of Homes for Sale	372	221	- 40.6%	—	—	—
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	84	74	- 11.9%	184	145	- 21.2%
Pending Sales	71	88	+ 23.9%	148	168	+ 13.5%
Closed Sales	51	53	+ 3.9%	98	108	+ 10.2%
Days on Market Until Sale	25	18	- 28.0%	24	17	- 29.2%
Median Sales Price*	\$289,905	\$338,725	+ 16.8%	\$280,965	\$334,545	+ 19.1%
Average Sales Price*	\$295,544	\$326,747	+ 10.6%	\$280,544	\$319,782	+ 14.0%
Percent of Original List Price Received*	102.8%	104.7%	+ 1.8%	101.6%	103.9%	+ 2.3%
Inventory of Homes for Sale	100	42	- 58.0%	—	—	—
Months Supply of Inventory	1.2	0.5	- 58.3%	—	—	—

* 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.

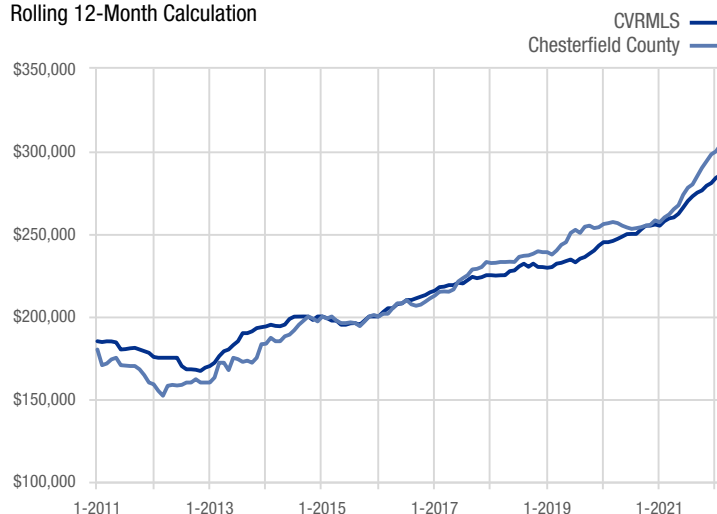
Median Sales Price - Single-Family

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.