

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

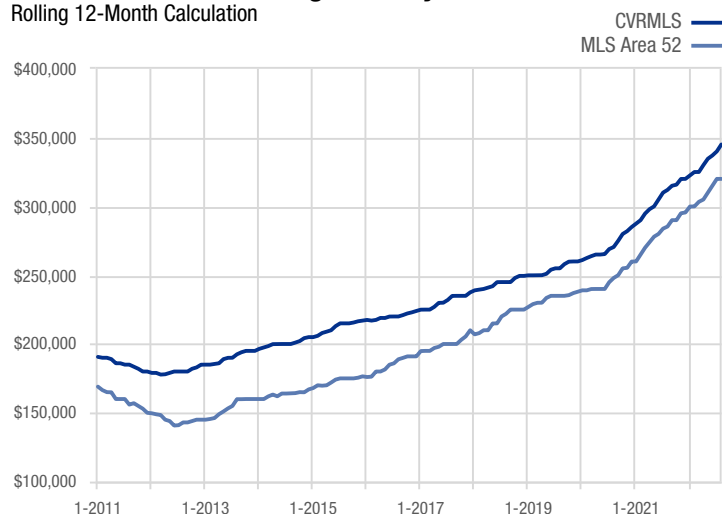
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	197	140	- 28.9%	1,480	1,139	- 23.0%
Pending Sales	191	132	- 30.9%	1,296	982	- 24.2%
Closed Sales	179	128	- 28.5%	1,271	1,015	- 20.1%
Days on Market Until Sale	11	13	+ 18.2%	12	11	- 8.3%
Median Sales Price*	\$310,000	\$320,613	+ 3.4%	\$295,000	\$333,500	+ 13.1%
Average Sales Price*	\$315,711	\$356,541	+ 12.9%	\$303,499	\$353,563	+ 16.5%
Percent of Original List Price Received*	102.9%	102.8%	- 0.1%	103.4%	104.4%	+ 1.0%
Inventory of Homes for Sale	156	122	- 21.8%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	16	12	- 25.0%	96	77	- 19.8%
Pending Sales	10	9	- 10.0%	83	65	- 21.7%
Closed Sales	7	11	+ 57.1%	91	63	- 30.8%
Days on Market Until Sale	11	38	+ 245.5%	24	18	- 25.0%
Median Sales Price*	\$290,115	\$311,000	+ 7.2%	\$275,365	\$295,000	+ 7.1%
Average Sales Price*	\$254,697	\$277,536	+ 9.0%	\$261,402	\$263,342	+ 0.7%
Percent of Original List Price Received*	103.0%	102.0%	- 1.0%	102.9%	102.7%	- 0.2%
Inventory of Homes for Sale	19	13	- 31.6%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

* 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.

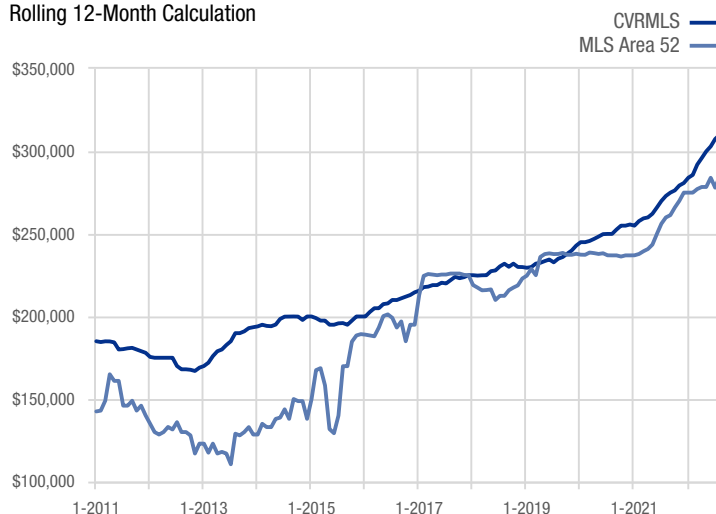
Median Sales Price - Single-Family

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.