

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

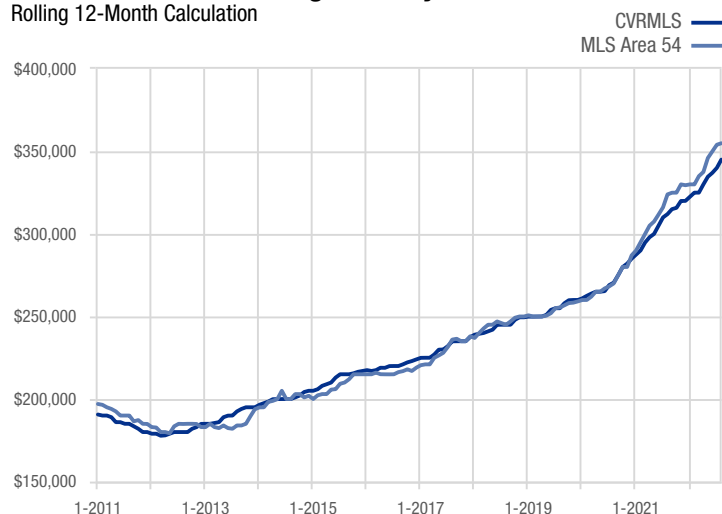
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	205	166	- 19.0%	1,668	1,521	- 8.8%
Pending Sales	177	177	0.0%	1,527	1,323	- 13.4%
Closed Sales	234	187	- 20.1%	1,498	1,280	- 14.6%
Days on Market Until Sale	12	12	0.0%	14	12	- 14.3%
Median Sales Price*	\$362,500	\$368,000	+ 1.5%	\$330,000	\$370,000	+ 12.1%
Average Sales Price*	\$376,877	\$415,367	+ 10.2%	\$352,460	\$396,156	+ 12.4%
Percent of Original List Price Received*	103.6%	102.2%	- 1.4%	104.0%	104.9%	+ 0.9%
Inventory of Homes for Sale	150	163	+ 8.7%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	25	21	- 16.0%	190	190	0.0%
Pending Sales	22	17	- 22.7%	158	175	+ 10.8%
Closed Sales	22	18	- 18.2%	154	154	0.0%
Days on Market Until Sale	19	17	- 10.5%	25	22	- 12.0%
Median Sales Price*	\$286,718	\$343,910	+ 19.9%	\$273,690	\$321,673	+ 17.5%
Average Sales Price*	\$268,349	\$331,035	+ 23.4%	\$271,718	\$321,891	+ 18.5%
Percent of Original List Price Received*	104.0%	103.7%	- 0.3%	104.4%	104.7%	+ 0.3%
Inventory of Homes for Sale	34	26	- 23.5%	—	—	—
Months Supply of Inventory	1.8	1.2	- 33.3%	—	—	—

* 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.

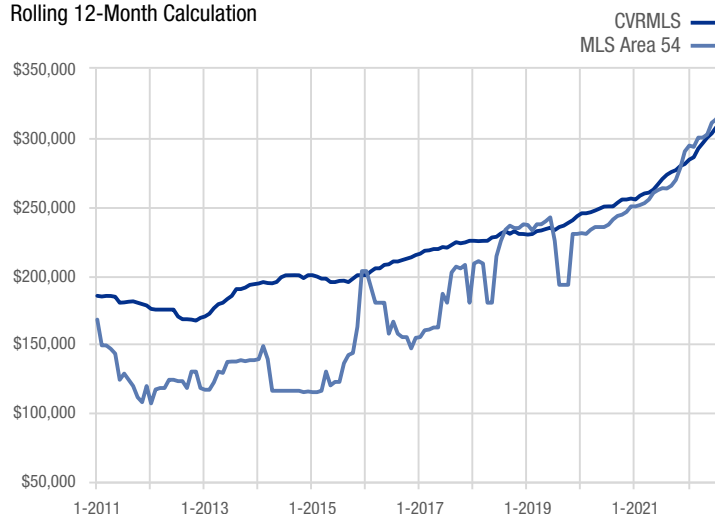
Median Sales Price - Single-Family

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.