

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

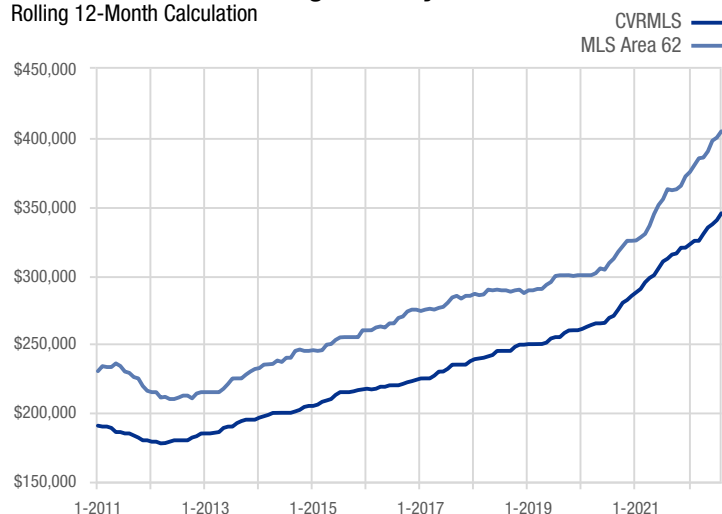
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	200	122	- 39.0%	1,670	1,317	- 21.1%
Pending Sales	206	144	- 30.1%	1,541	1,201	- 22.1%
Closed Sales	226	180	- 20.4%	1,432	1,229	- 14.2%
Days on Market Until Sale	13	14	+ 7.7%	14	13	- 7.1%
Median Sales Price*	\$389,770	\$415,000	+ 6.5%	\$374,000	\$420,000	+ 12.3%
Average Sales Price*	\$432,025	\$457,096	+ 5.8%	\$405,754	\$460,761	+ 13.6%
Percent of Original List Price Received*	104.3%	103.3%	- 1.0%	104.5%	106.6%	+ 2.0%
Inventory of Homes for Sale	147	104	- 29.3%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	48	34	- 29.2%	397	290	- 27.0%
Pending Sales	37	29	- 21.6%	341	269	- 21.1%
Closed Sales	38	38	0.0%	254	301	+ 18.5%
Days on Market Until Sale	20	22	+ 10.0%	23	22	- 4.3%
Median Sales Price*	\$333,528	\$381,835	+ 14.5%	\$309,950	\$369,110	+ 19.1%
Average Sales Price*	\$311,537	\$371,265	+ 19.2%	\$306,518	\$367,400	+ 19.9%
Percent of Original List Price Received*	102.6%	103.4%	+ 0.8%	103.0%	104.9%	+ 1.8%
Inventory of Homes for Sale	47	33	- 29.8%	—	—	—
Months Supply of Inventory	1.2	0.9	- 25.0%	—	—	—

* 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.

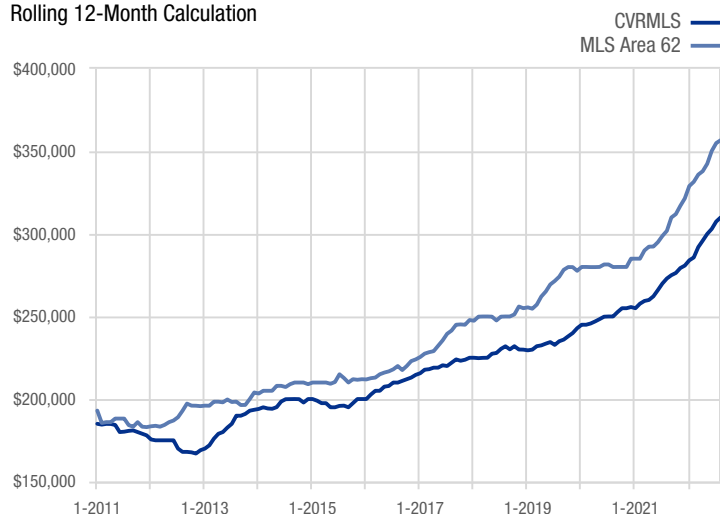
Median Sales Price - Single-Family

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.