

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

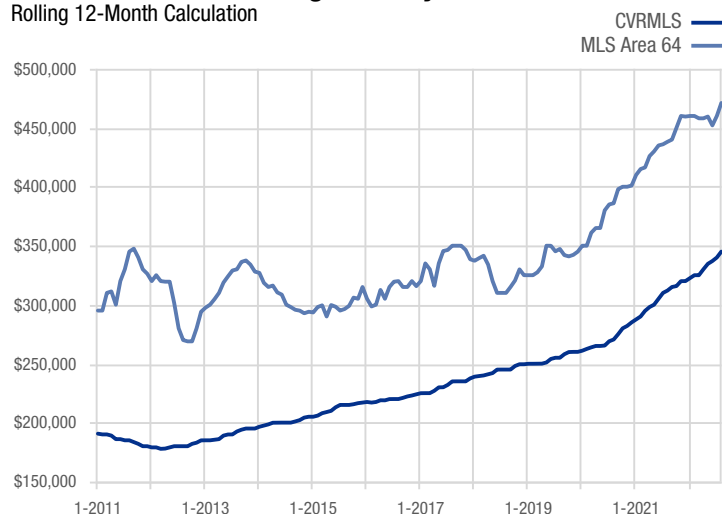
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	51	29	- 43.1%	501	372	- 25.7%
Pending Sales	43	37	- 14.0%	478	337	- 29.5%
Closed Sales	65	57	- 12.3%	475	332	- 30.1%
Days on Market Until Sale	9	11	+ 22.2%	14	10	- 28.6%
Median Sales Price*	\$410,000	\$490,000	+ 19.5%	\$459,010	\$490,000	+ 6.8%
Average Sales Price*	\$460,303	\$554,327	+ 20.4%	\$493,688	\$557,571	+ 12.9%
Percent of Original List Price Received*	103.5%	101.5%	- 1.9%	104.5%	107.2%	+ 2.6%
Inventory of Homes for Sale	36	24	- 33.3%	—	—	—
Months Supply of Inventory	0.6	0.6	0.0%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	3	6	+ 100.0%	54	96	+ 77.8%
Pending Sales	7	6	- 14.3%	52	75	+ 44.2%
Closed Sales	6	9	+ 50.0%	60	69	+ 15.0%
Days on Market Until Sale	9	12	+ 33.3%	12	7	- 41.7%
Median Sales Price*	\$281,000	\$285,500	+ 1.6%	\$295,000	\$268,000	- 9.2%
Average Sales Price*	\$316,650	\$293,688	- 7.3%	\$288,566	\$276,444	- 4.2%
Percent of Original List Price Received*	101.2%	102.4%	+ 1.2%	102.1%	105.8%	+ 3.6%
Inventory of Homes for Sale	3	19	+ 533.3%	—	—	—
Months Supply of Inventory	0.4	2.2	+ 450.0%	—	—	—

* 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.

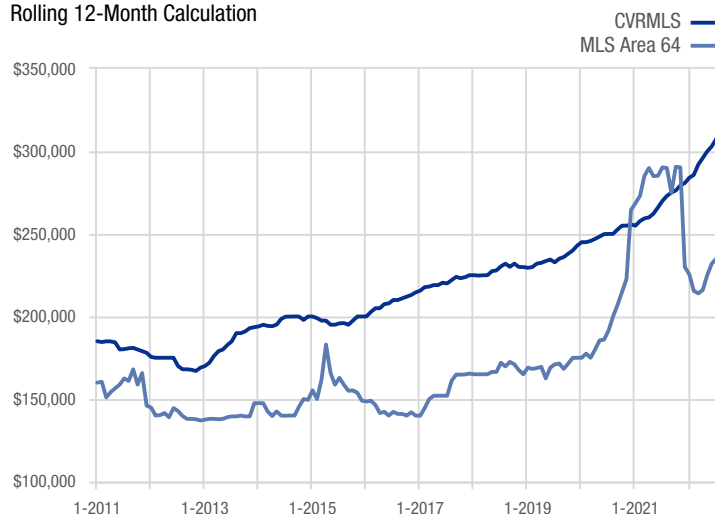
Median Sales Price - Single-Family

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.