

# Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Chesterfield County

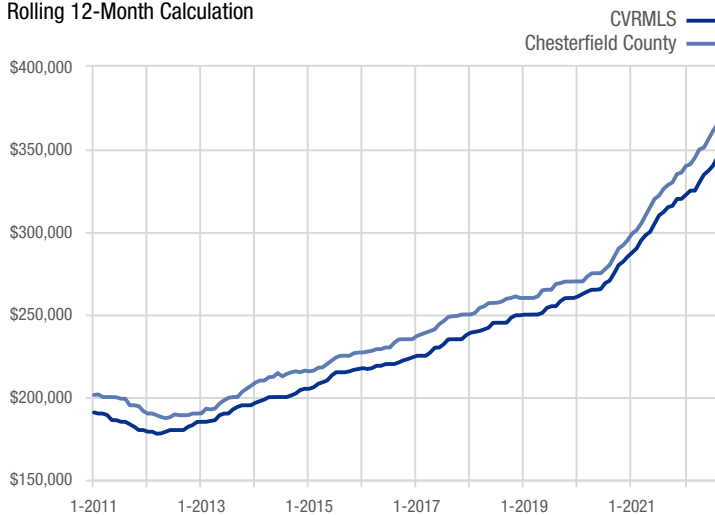
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	653	457	- 30.0%	5,319	4,349	- 18.2%
Pending Sales	617	490	- 20.6%	4,842	3,843	- 20.6%
Closed Sales	704	552	- 21.6%	4,676	3,856	- 17.5%
Days on Market Until Sale	12	13	+ 8.3%	13	12	- 7.7%
Median Sales Price*	\$354,000	\$376,000	+ 6.2%	\$336,000	\$380,000	+ 13.1%
Average Sales Price*	\$386,590	\$429,899	+ 11.2%	\$369,796	\$419,361	+ 13.4%
Percent of Original List Price Received*	103.7%	102.6%	- 1.1%	104.0%	105.5%	+ 1.4%
Inventory of Homes for Sale	489	413	- 15.5%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	92	73	- 20.7%	737	653	- 11.4%
Pending Sales	76	61	- 19.7%	634	584	- 7.9%
Closed Sales	73	76	+ 4.1%	559	587	+ 5.0%
Days on Market Until Sale	18	22	+ 22.2%	22	20	- 9.1%
Median Sales Price*	\$310,719	\$349,158	+ 12.4%	\$290,398	\$341,223	+ 17.5%
Average Sales Price*	\$292,983	\$339,703	+ 15.9%	\$287,679	\$333,623	+ 16.0%
Percent of Original List Price Received*	103.0%	103.2%	+ 0.2%	103.3%	104.7%	+ 1.4%
Inventory of Homes for Sale	103	91	- 11.7%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

\* 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.

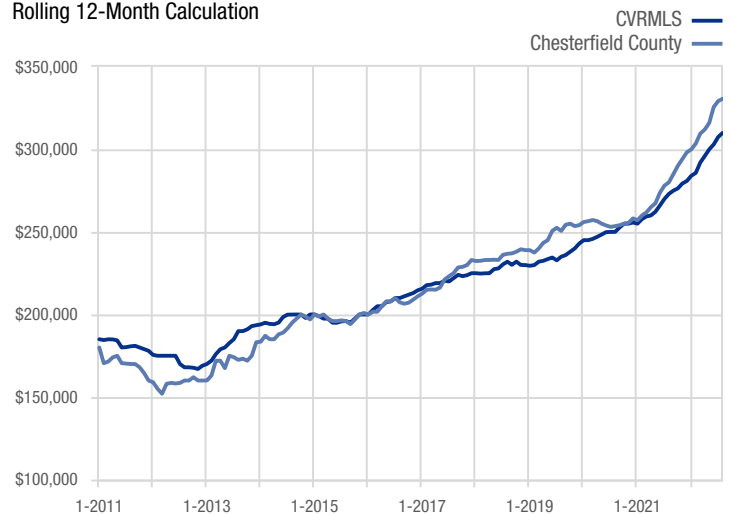
### Median Sales Price - Single-Family

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.