

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

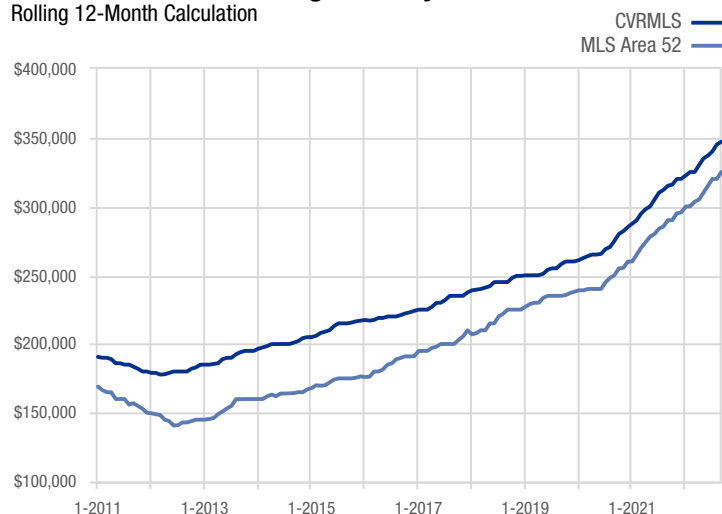
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	158	131	- 17.1%	1,638	1,271	- 22.4%
Pending Sales	162	121	- 25.3%	1,458	1,099	- 24.6%
Closed Sales	176	115	- 34.7%	1,447	1,131	- 21.8%
Days on Market Until Sale	11	13	+ 18.2%	12	11	- 8.3%
Median Sales Price*	\$300,000	\$357,500	+ 19.2%	\$295,000	\$336,000	+ 13.9%
Average Sales Price*	\$319,847	\$373,573	+ 16.8%	\$305,511	\$355,603	+ 16.4%
Percent of Original List Price Received*	102.2%	101.3%	- 0.9%	103.3%	104.1%	+ 0.8%
Inventory of Homes for Sale	122	104	- 14.8%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	7	17	+ 142.9%	103	94	- 8.7%
Pending Sales	9	12	+ 33.3%	92	75	- 18.5%
Closed Sales	6	9	+ 50.0%	97	72	- 25.8%
Days on Market Until Sale	18	17	- 5.6%	24	18	- 25.0%
Median Sales Price*	\$283,843	\$320,000	+ 12.7%	\$275,365	\$300,750	+ 9.2%
Average Sales Price*	\$247,343	\$303,984	+ 22.9%	\$260,495	\$268,423	+ 3.0%
Percent of Original List Price Received*	103.7%	105.0%	+ 1.3%	103.0%	103.0%	0.0%
Inventory of Homes for Sale	16	17	+ 6.3%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

* 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.

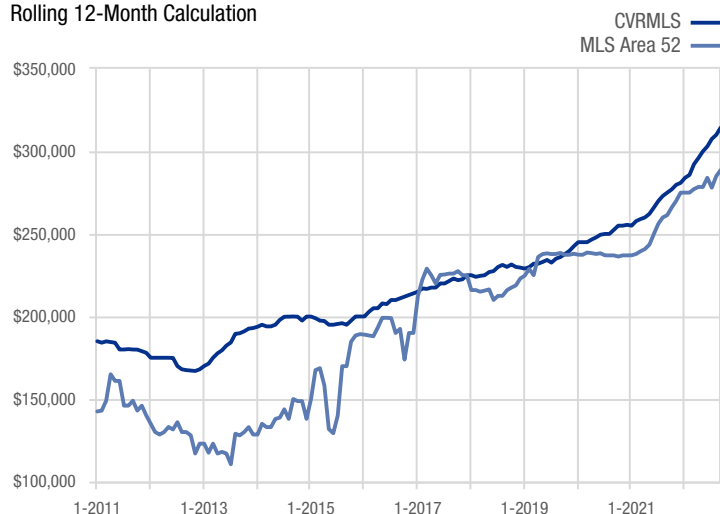
Median Sales Price - Single-Family

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.