

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

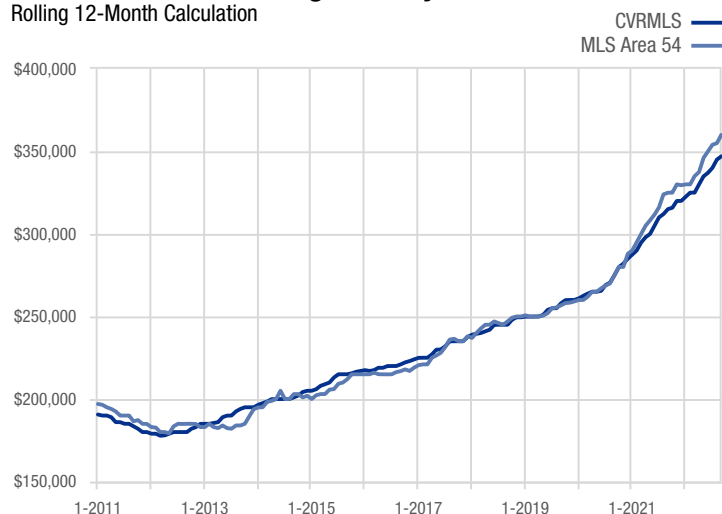
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	195	178	- 8.7%	1,863	1,704	- 8.5%
Pending Sales	160	145	- 9.4%	1,687	1,461	- 13.4%
Closed Sales	174	163	- 6.3%	1,672	1,443	- 13.7%
Days on Market Until Sale	10	13	+ 30.0%	13	12	- 7.7%
Median Sales Price*	\$320,200	\$372,760	+ 16.4%	\$330,000	\$370,000	+ 12.1%
Average Sales Price*	\$348,917	\$405,074	+ 16.1%	\$352,093	\$397,154	+ 12.8%
Percent of Original List Price Received*	102.7%	101.6%	- 1.1%	103.8%	104.5%	+ 0.7%
Inventory of Homes for Sale	168	177	+ 5.4%	—	—	—
Months Supply of Inventory	0.9	1.1	+ 22.2%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	23	24	+ 4.3%	213	214	+ 0.5%
Pending Sales	21	19	- 9.5%	178	193	+ 8.4%
Closed Sales	18	16	- 11.1%	172	170	- 1.2%
Days on Market Until Sale	9	7	- 22.2%	23	21	- 8.7%
Median Sales Price*	\$311,132	\$352,870	+ 13.4%	\$278,023	\$324,368	+ 16.7%
Average Sales Price*	\$308,624	\$320,823	+ 4.0%	\$275,580	\$321,789	+ 16.8%
Percent of Original List Price Received*	103.8%	102.8%	- 1.0%	104.3%	104.5%	+ 0.2%
Inventory of Homes for Sale	34	31	- 8.8%	—	—	—
Months Supply of Inventory	1.8	1.4	- 22.2%	—	—	—

* 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.

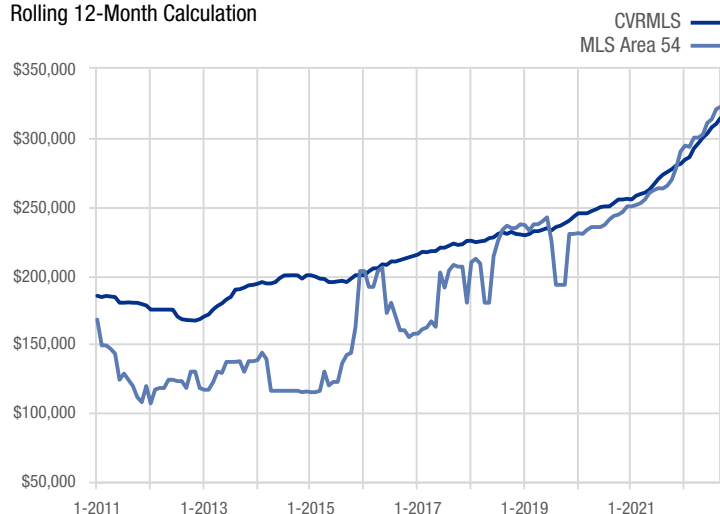
Median Sales Price - Single-Family

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.