

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

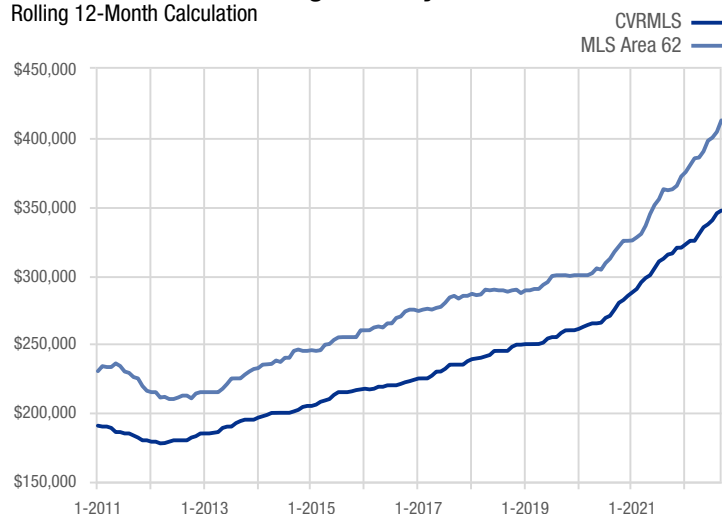
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	171	123	- 28.1%	1,841	1,443	- 21.6%
Pending Sales	167	112	- 32.9%	1,708	1,306	- 23.5%
Closed Sales	192	116	- 39.6%	1,624	1,346	- 17.1%
Days on Market Until Sale	10	14	+ 40.0%	13	13	0.0%
Median Sales Price*	\$352,500	\$402,500	+ 14.2%	\$370,000	\$420,000	+ 13.5%
Average Sales Price*	\$384,948	\$457,006	+ 18.7%	\$403,317	\$460,305	+ 14.1%
Percent of Original List Price Received*	102.8%	102.3%	- 0.5%	104.3%	106.2%	+ 1.8%
Inventory of Homes for Sale	138	106	- 23.2%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	48	26	- 45.8%	445	316	- 29.0%
Pending Sales	34	26	- 23.5%	375	295	- 21.3%
Closed Sales	34	36	+ 5.9%	288	337	+ 17.0%
Days on Market Until Sale	22	23	+ 4.5%	23	22	- 4.3%
Median Sales Price*	\$356,750	\$369,965	+ 3.7%	\$315,000	\$369,224	+ 17.2%
Average Sales Price*	\$356,989	\$361,118	+ 1.2%	\$312,582	\$366,742	+ 17.3%
Percent of Original List Price Received*	103.9%	103.5%	- 0.4%	103.1%	104.7%	+ 1.6%
Inventory of Homes for Sale	57	31	- 45.6%	—	—	—
Months Supply of Inventory	1.4	0.9	- 35.7%	—	—	—

* 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.

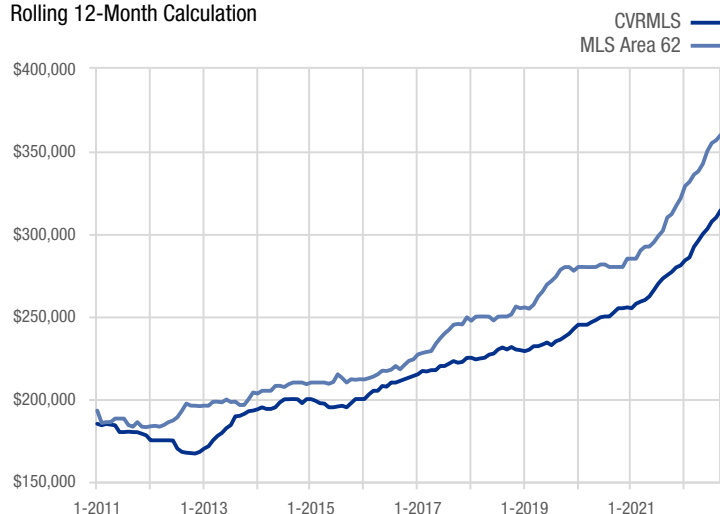
Median Sales Price - Single-Family

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.