

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

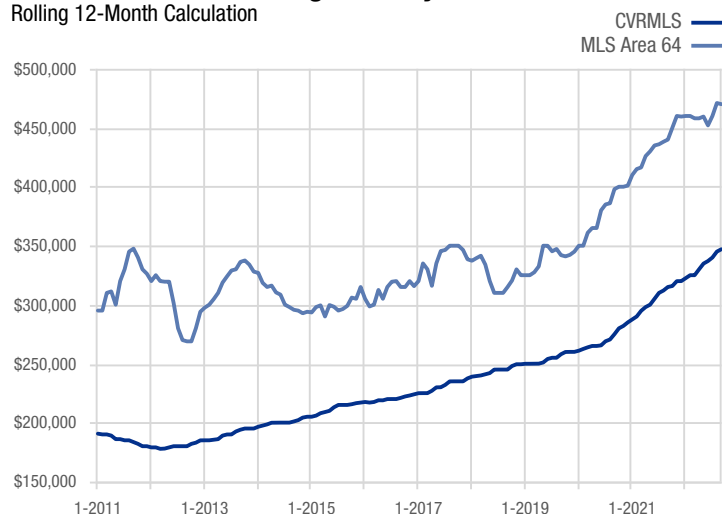
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	41	43	+ 4.9%	542	416	- 23.2%
Pending Sales	43	34	- 20.9%	521	372	- 28.6%
Closed Sales	47	36	- 23.4%	522	368	- 29.5%
Days on Market Until Sale	11	11	0.0%	14	10	- 28.6%
Median Sales Price*	\$462,075	\$425,000	- 8.0%	\$459,505	\$480,000	+ 4.5%
Average Sales Price*	\$499,102	\$501,533	+ 0.5%	\$494,183	\$552,182	+ 11.7%
Percent of Original List Price Received*	101.6%	100.8%	- 0.8%	104.3%	106.6%	+ 2.2%
Inventory of Homes for Sale	32	29	- 9.4%	—	—	—
Months Supply of Inventory	0.6	0.7	+ 16.7%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	7	8	+ 14.3%	61	104	+ 70.5%
Pending Sales	6	7	+ 16.7%	58	81	+ 39.7%
Closed Sales	8	10	+ 25.0%	68	79	+ 16.2%
Days on Market Until Sale	10	16	+ 60.0%	12	8	- 33.3%
Median Sales Price*	\$215,250	\$310,750	+ 44.4%	\$290,293	\$270,000	- 7.0%
Average Sales Price*	\$256,500	\$279,698	+ 9.0%	\$284,793	\$276,861	- 2.8%
Percent of Original List Price Received*	99.2%	97.9%	- 1.3%	101.8%	104.8%	+ 2.9%
Inventory of Homes for Sale	4	21	+ 425.0%	—	—	—
Months Supply of Inventory	0.6	2.5	+ 316.7%	—	—	—

* 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.

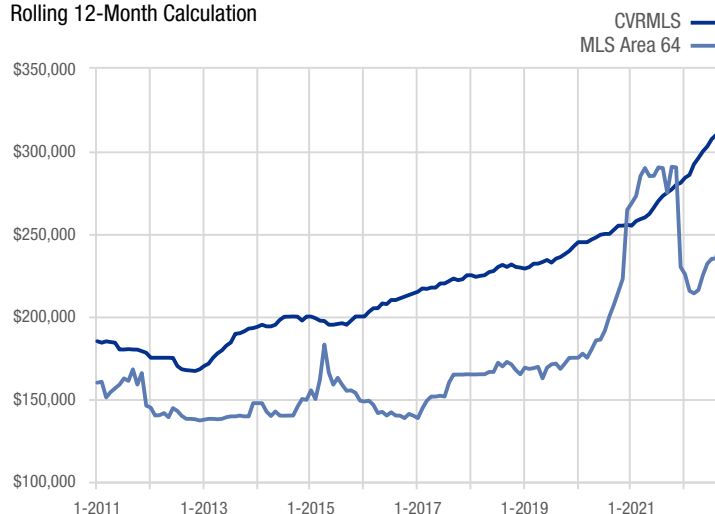
Median Sales Price - Single-Family

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.