

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

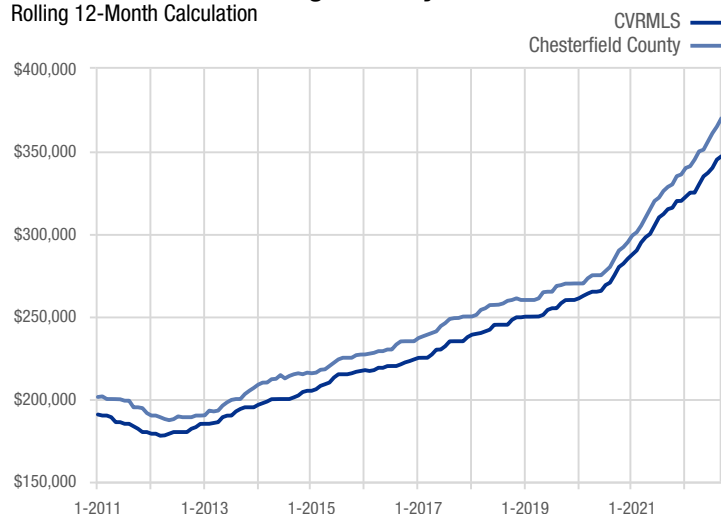
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	565	475	- 15.9%	5,884	4,834	- 17.8%
Pending Sales	532	412	- 22.6%	5,374	4,238	- 21.1%
Closed Sales	589	430	- 27.0%	5,265	4,288	- 18.6%
Days on Market Until Sale	10	13	+ 30.0%	13	12	- 7.7%
Median Sales Price*	\$330,000	\$380,000	+ 15.2%	\$335,000	\$380,000	+ 13.4%
Average Sales Price*	\$363,893	\$418,710	+ 15.1%	\$369,135	\$419,265	+ 13.6%
Percent of Original List Price Received*	102.5%	101.6%	- 0.9%	103.9%	105.1%	+ 1.2%
Inventory of Homes for Sale	460	416	- 9.6%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	85	75	- 11.8%	822	728	- 11.4%
Pending Sales	70	64	- 8.6%	703	644	- 8.4%
Closed Sales	66	71	+ 7.6%	625	658	+ 5.3%
Days on Market Until Sale	17	17	0.0%	22	20	- 9.1%
Median Sales Price*	\$329,235	\$357,213	+ 8.5%	\$293,880	\$343,960	+ 17.0%
Average Sales Price*	\$321,650	\$332,930	+ 3.5%	\$291,319	\$333,549	+ 14.5%
Percent of Original List Price Received*	103.3%	102.7%	- 0.6%	103.3%	104.5%	+ 1.2%
Inventory of Homes for Sale	111	100	- 9.9%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

* 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.

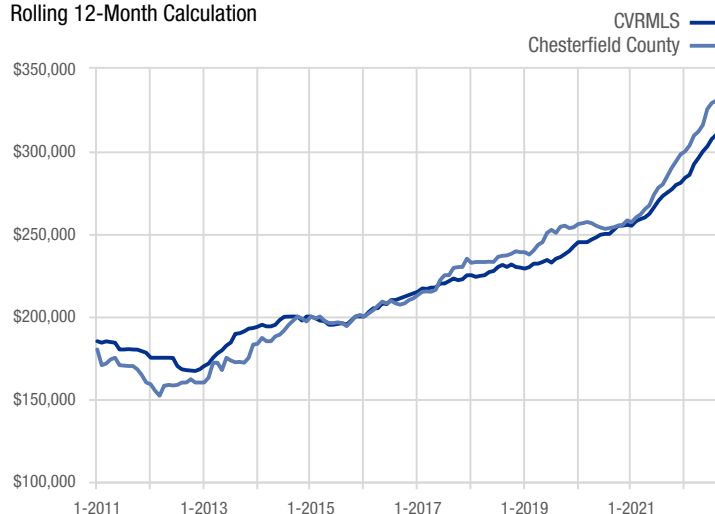
Median Sales Price - Single-Family

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.