

# Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 52

52-Chesterfield

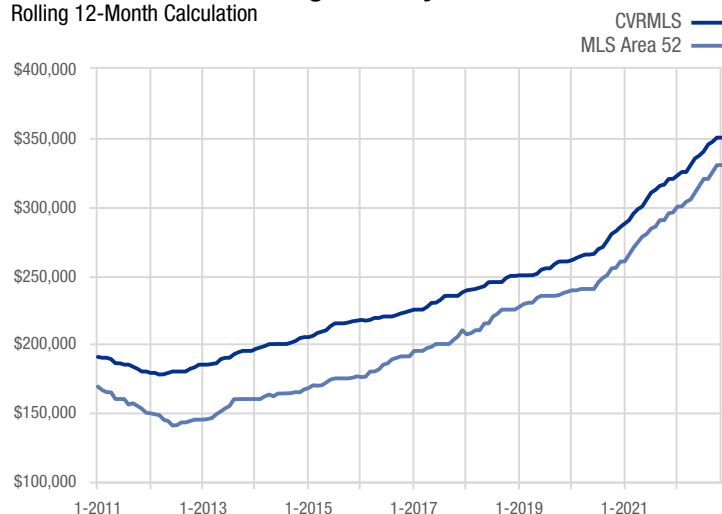
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	129	96	- 25.6%	1,918	1,491	- 22.3%
Pending Sales	142	66	- 53.5%	1,743	1,252	- 28.2%
Closed Sales	154	91	- 40.9%	1,769	1,340	- 24.3%
Days on Market Until Sale	12	22	+ 83.3%	12	12	0.0%
Median Sales Price*	\$305,000	\$304,000	- 0.3%	\$295,000	\$331,000	+ 12.2%
Average Sales Price*	\$323,160	\$334,940	+ 3.6%	\$307,832	\$352,923	+ 14.6%
Percent of Original List Price Received*	102.6%	99.2%	- 3.3%	103.1%	103.5%	+ 0.4%
Inventory of Homes for Sale	94	129	+ 37.2%	—	—	—
Months Supply of Inventory	0.6	1.2	+ 100.0%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	11	12	+ 9.1%	125	123	- 1.6%
Pending Sales	8	9	+ 12.5%	108	94	- 13.0%
Closed Sales	12	16	+ 33.3%	123	98	- 20.3%
Days on Market Until Sale	14	12	- 14.3%	21	19	- 9.5%
Median Sales Price*	\$255,000	\$344,954	+ 35.3%	\$275,000	\$310,093	+ 12.8%
Average Sales Price*	\$236,904	\$286,556	+ 21.0%	\$259,348	\$276,200	+ 6.5%
Percent of Original List Price Received*	102.6%	102.8%	+ 0.2%	102.7%	102.8%	+ 0.1%
Inventory of Homes for Sale	19	23	+ 21.1%	—	—	—
Months Supply of Inventory	2.0	2.5	+ 25.0%	—	—	—

\* 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.

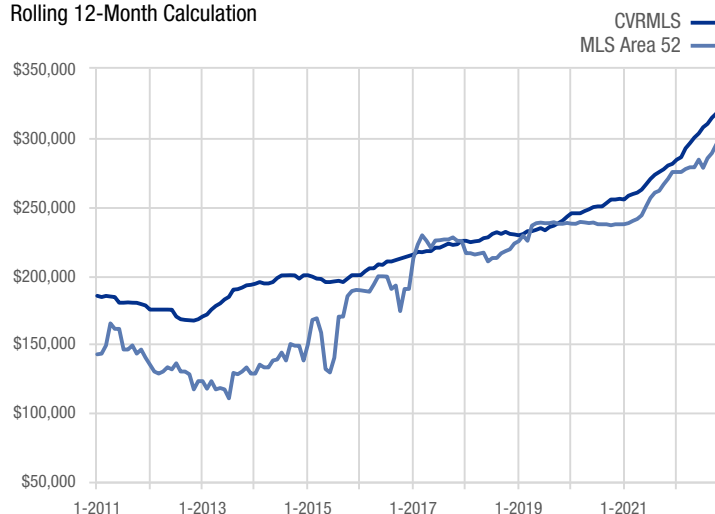
### Median Sales Price - Single-Family

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.