

# Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 54

54-Chesterfield

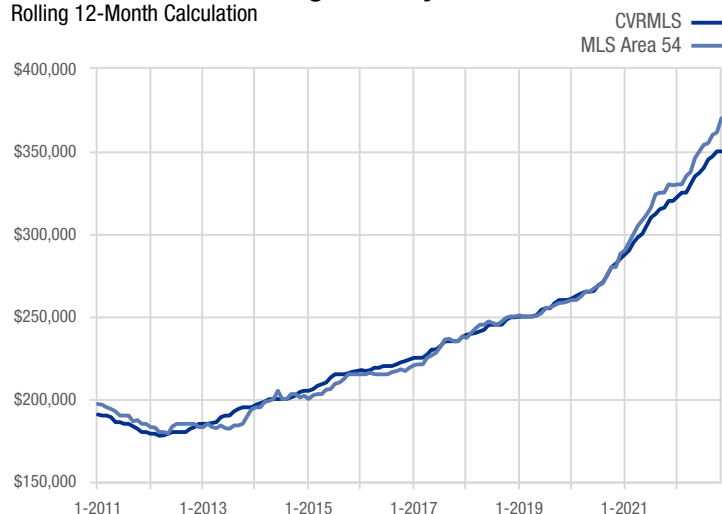
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	133	122	- 8.3%	2,197	1,978	- 10.0%
Pending Sales	161	99	- 38.5%	2,045	1,674	- 18.1%
Closed Sales	194	120	- 38.1%	2,029	1,723	- 15.1%
Days on Market Until Sale	12	15	+ 25.0%	13	12	- 7.7%
Median Sales Price*	\$330,000	\$411,000	+ 24.5%	\$330,000	\$374,950	+ 13.6%
Average Sales Price*	\$357,830	\$433,028	+ 21.0%	\$353,040	\$401,405	+ 13.7%
Percent of Original List Price Received*	102.5%	100.9%	- 1.6%	103.7%	104.0%	+ 0.3%
Inventory of Homes for Sale	96	189	+ 96.9%	—	—	—
Months Supply of Inventory	0.5	1.3	+ 160.0%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	24	21	- 12.5%	260	248	- 4.6%
Pending Sales	21	13	- 38.1%	225	217	- 3.6%
Closed Sales	22	21	- 4.5%	213	206	- 3.3%
Days on Market Until Sale	44	19	- 56.8%	24	20	- 16.7%
Median Sales Price*	\$326,678	\$330,000	+ 1.0%	\$284,980	\$327,490	+ 14.9%
Average Sales Price*	\$318,991	\$322,581	+ 1.1%	\$279,526	\$320,176	+ 14.5%
Percent of Original List Price Received*	103.3%	101.3%	- 1.9%	104.1%	103.4%	- 0.7%
Inventory of Homes for Sale	28	32	+ 14.3%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

\* 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.

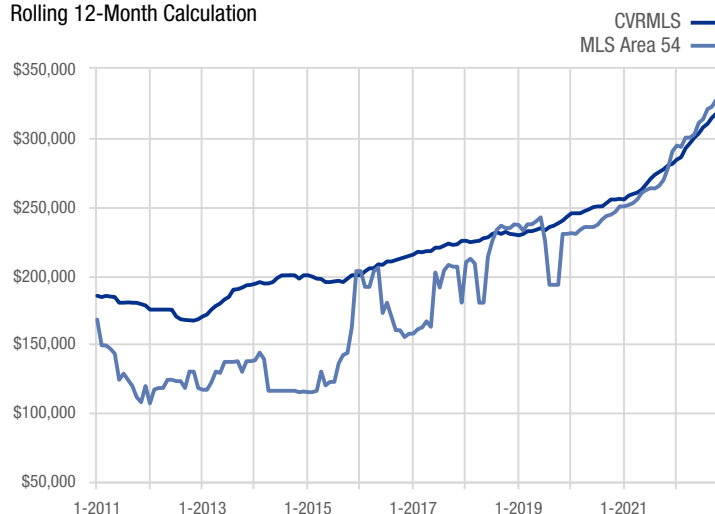
### Median Sales Price - Single-Family

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.