

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

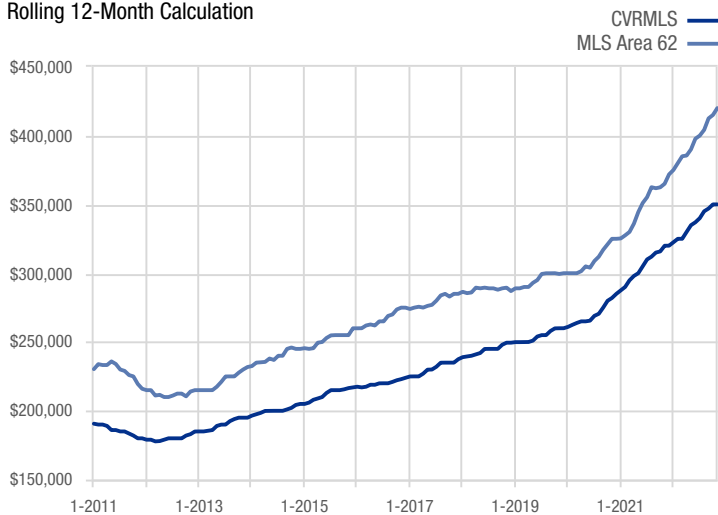
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	150	77	- 48.7%	2,145	1,628	- 24.1%
Pending Sales	137	60	- 56.2%	2,013	1,451	- 27.9%
Closed Sales	182	93	- 48.9%	1,974	1,567	- 20.6%
Days on Market Until Sale	12	15	+ 25.0%	13	14	+ 7.7%
Median Sales Price*	\$380,000	\$405,000	+ 6.6%	\$370,000	\$420,000	+ 13.5%
Average Sales Price*	\$419,749	\$466,062	+ 11.0%	\$404,020	\$462,579	+ 14.5%
Percent of Original List Price Received*	103.4%	101.5%	- 1.8%	104.1%	105.4%	+ 1.2%
Inventory of Homes for Sale	111	116	+ 4.5%	—	—	—
Months Supply of Inventory	0.6	0.9	+ 50.0%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	44	54	+ 22.7%	540	416	- 23.0%
Pending Sales	46	33	- 28.3%	466	342	- 26.6%
Closed Sales	41	25	- 39.0%	356	392	+ 10.1%
Days on Market Until Sale	13	18	+ 38.5%	21	22	+ 4.8%
Median Sales Price*	\$335,513	\$410,000	+ 22.2%	\$319,475	\$371,045	+ 16.1%
Average Sales Price*	\$332,162	\$389,935	+ 17.4%	\$316,559	\$369,262	+ 16.6%
Percent of Original List Price Received*	102.7%	104.3%	+ 1.6%	103.1%	104.5%	+ 1.4%
Inventory of Homes for Sale	52	70	+ 34.6%	—	—	—
Months Supply of Inventory	1.2	2.3	+ 91.7%	—	—	—

* 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.

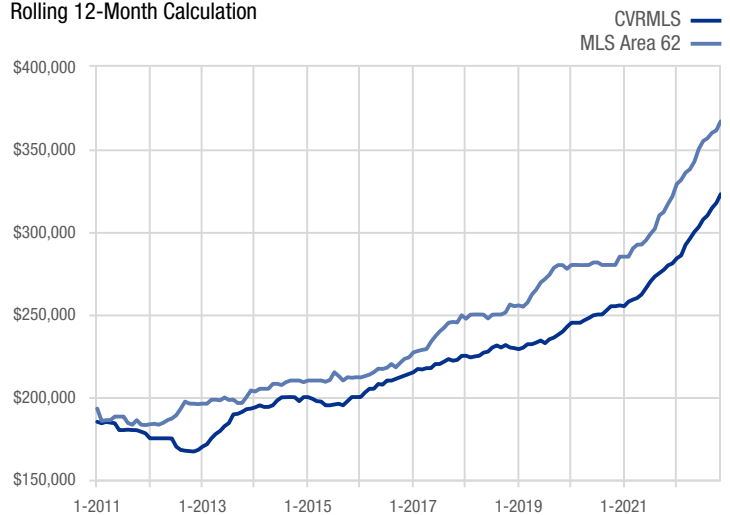
Median Sales Price - Single-Family

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.