

# Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 64

64-Chesterfield

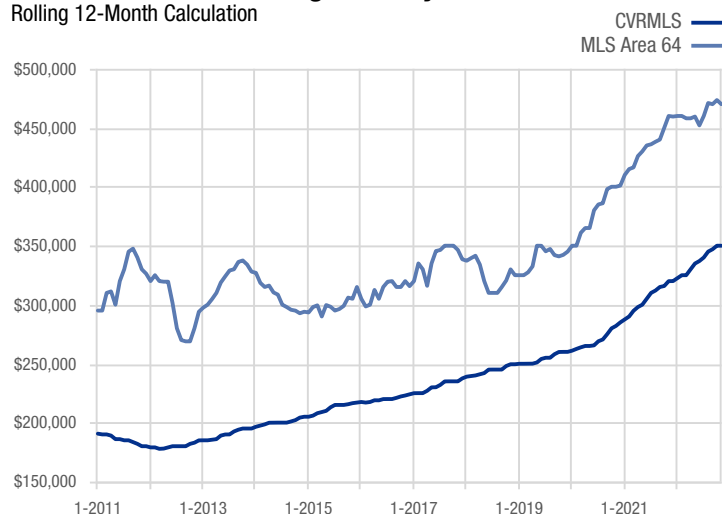
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	35	29	- 17.1%	623	472	- 24.2%
Pending Sales	43	25	- 41.9%	614	425	- 30.8%
Closed Sales	57	27	- 52.6%	633	432	- 31.8%
Days on Market Until Sale	12	21	+ 75.0%	13	11	- 15.4%
Median Sales Price*	\$507,000	\$505,000	- 0.4%	\$463,980	\$489,500	+ 5.5%
Average Sales Price*	\$553,337	\$538,500	- 2.7%	\$501,879	\$556,758	+ 10.9%
Percent of Original List Price Received*	102.9%	96.4%	- 6.3%	104.1%	105.4%	+ 1.2%
Inventory of Homes for Sale	13	22	+ 69.2%	—	—	—
Months Supply of Inventory	0.2	0.6	+ 200.0%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	8	7	- 12.5%	77	122	+ 58.4%
Pending Sales	9	9	0.0%	75	97	+ 29.3%
Closed Sales	10	6	- 40.0%	82	91	+ 11.0%
Days on Market Until Sale	9	12	+ 33.3%	12	9	- 25.0%
Median Sales Price*	\$205,000	\$197,475	- 3.7%	\$260,000	\$263,000	+ 1.2%
Average Sales Price*	\$199,772	\$227,642	+ 14.0%	\$274,023	\$270,650	- 1.2%
Percent of Original List Price Received*	99.5%	100.8%	+ 1.3%	101.5%	104.4%	+ 2.9%
Inventory of Homes for Sale	3	20	+ 566.7%	—	—	—
Months Supply of Inventory	0.4	2.4	+ 500.0%	—	—	—

\* 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.

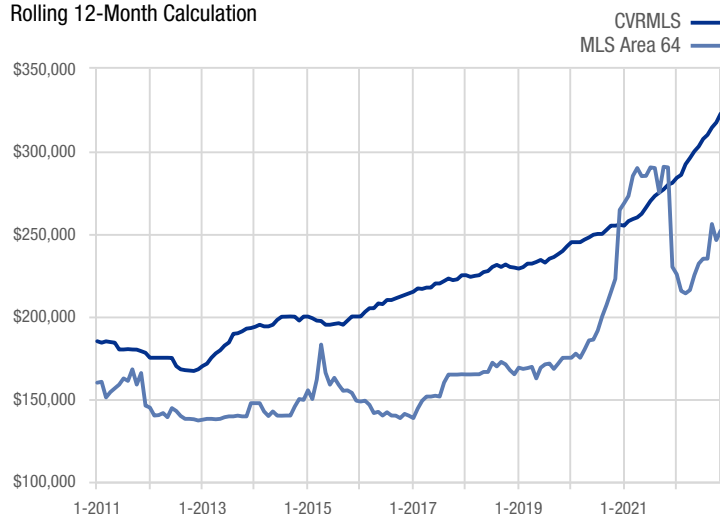
### Median Sales Price - Single-Family

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.