

# Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Chesterfield County

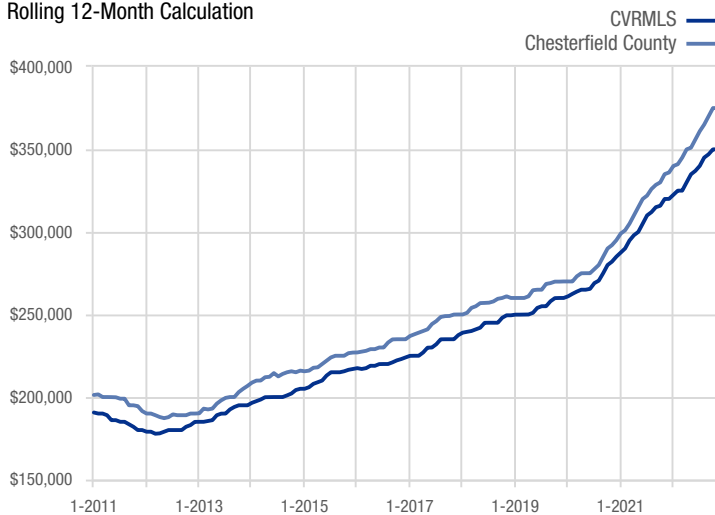
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	447	324	- 27.5%	6,883	5,569	- 19.1%
Pending Sales	483	250	- 48.2%	6,415	4,802	- 25.1%
Closed Sales	587	331	- 43.6%	6,405	5,062	- 21.0%
Days on Market Until Sale	12	17	+ 41.7%	13	13	0.0%
Median Sales Price*	\$345,000	\$374,980	+ 8.7%	\$336,000	\$380,000	+ 13.1%
Average Sales Price*	\$386,730	\$423,961	+ 9.6%	\$370,898	\$420,724	+ 13.4%
Percent of Original List Price Received*	102.8%	100.2%	- 2.5%	103.7%	104.4%	+ 0.7%
Inventory of Homes for Sale	314	456	+ 45.2%	—	—	—
Months Supply of Inventory	0.6	1.1	+ 83.3%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	87	94	+ 8.0%	1,002	909	- 9.3%
Pending Sales	84	64	- 23.8%	874	750	- 14.2%
Closed Sales	85	68	- 20.0%	774	787	+ 1.7%
Days on Market Until Sale	21	16	- 23.8%	21	20	- 4.8%
Median Sales Price*	\$323,432	\$343,794	+ 6.3%	\$295,000	\$344,788	+ 16.9%
Average Sales Price*	\$301,320	\$330,608	+ 9.7%	\$292,826	\$333,416	+ 13.9%
Percent of Original List Price Received*	102.5%	102.7%	+ 0.2%	103.1%	104.0%	+ 0.9%
Inventory of Homes for Sale	102	145	+ 42.2%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

\* 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.

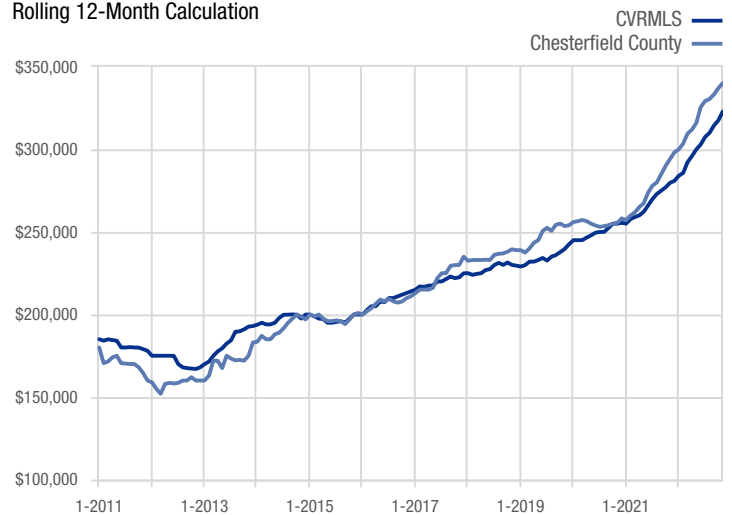
### Median Sales Price - Single-Family

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.