

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

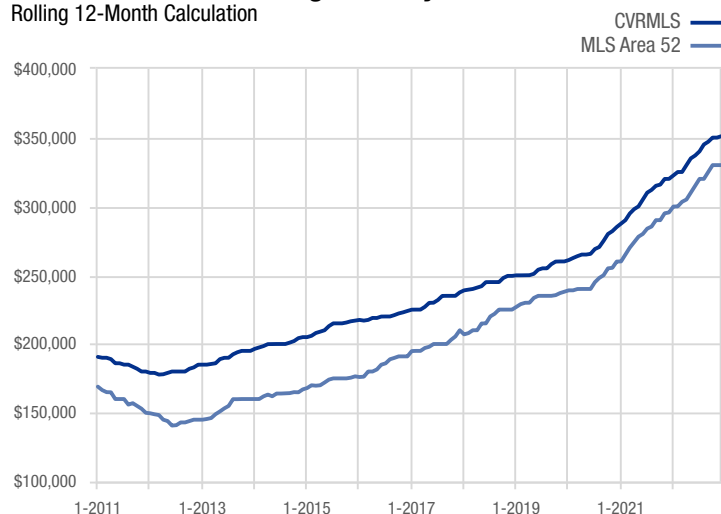
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	91	50	- 45.1%	2,009	1,541	- 23.3%
Pending Sales	93	63	- 32.3%	1,836	1,312	- 28.5%
Closed Sales	148	78	- 47.3%	1,917	1,419	- 26.0%
Days on Market Until Sale	13	19	+ 46.2%	12	13	+ 8.3%
Median Sales Price*	\$315,000	\$310,000	- 1.6%	\$295,609	\$330,000	+ 11.6%
Average Sales Price*	\$330,607	\$327,436	- 1.0%	\$309,598	\$351,444	+ 13.5%
Percent of Original List Price Received*	102.2%	98.8%	- 3.3%	103.0%	103.2%	+ 0.2%
Inventory of Homes for Sale	80	99	+ 23.8%	—	—	—
Months Supply of Inventory	0.5	0.9	+ 80.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	15	10	- 33.3%	140	134	- 4.3%
Pending Sales	15	8	- 46.7%	123	102	- 17.1%
Closed Sales	5	13	+ 160.0%	128	111	- 13.3%
Days on Market Until Sale	17	20	+ 17.6%	21	19	- 9.5%
Median Sales Price*	\$267,500	\$311,000	+ 16.3%	\$275,000	\$311,000	+ 13.1%
Average Sales Price*	\$259,500	\$270,529	+ 4.3%	\$259,354	\$275,536	+ 6.2%
Percent of Original List Price Received*	100.6%	100.3%	- 0.3%	102.6%	102.5%	- 0.1%
Inventory of Homes for Sale	16	23	+ 43.8%	—	—	—
Months Supply of Inventory	1.6	2.7	+ 68.8%	—	—	—

* 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.

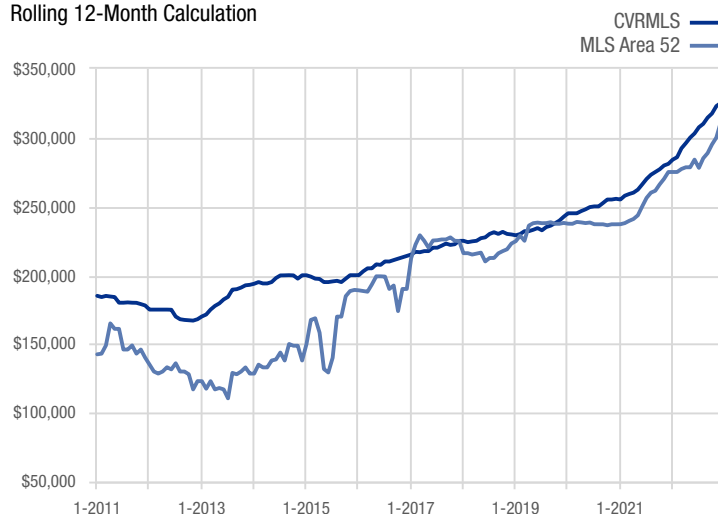
Median Sales Price - Single-Family

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.