

# Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 54

54-Chesterfield

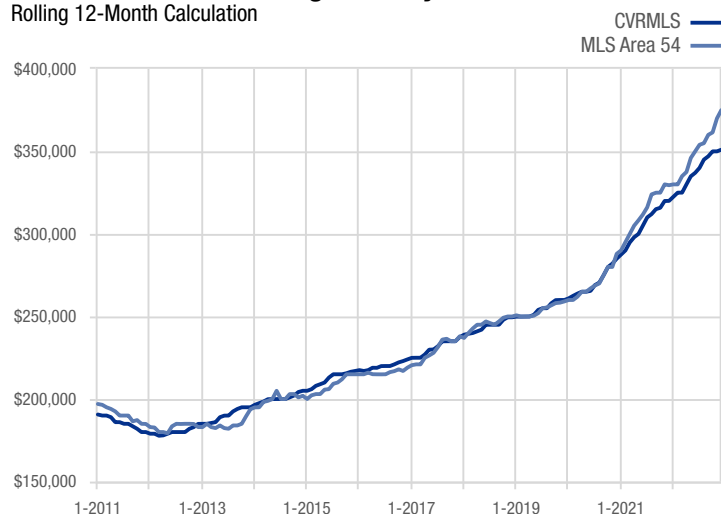
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	127	84	- 33.9%	2,324	2,064	- 11.2%
Pending Sales	117	104	- 11.1%	2,163	1,769	- 18.2%
Closed Sales	162	114	- 29.6%	2,191	1,839	- 16.1%
Days on Market Until Sale	12	23	+ 91.7%	13	13	0.0%
Median Sales Price*	\$310,842	\$385,000	+ 23.9%	\$329,500	\$375,000	+ 13.8%
Average Sales Price*	\$350,632	\$431,682	+ 23.1%	\$352,860	\$403,279	+ 14.3%
Percent of Original List Price Received*	101.6%	101.6%	0.0%	103.5%	103.9%	+ 0.4%
Inventory of Homes for Sale	95	160	+ 68.4%	—	—	—
Months Supply of Inventory	0.5	1.1	+ 120.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	20	36	+ 80.0%	280	284	+ 1.4%
Pending Sales	23	12	- 47.8%	247	230	- 6.9%
Closed Sales	25	47	+ 88.0%	238	254	+ 6.7%
Days on Market Until Sale	36	26	- 27.8%	26	21	- 19.2%
Median Sales Price*	\$329,990	\$304,935	- 7.6%	\$289,989	\$324,815	+ 12.0%
Average Sales Price*	\$306,163	\$314,403	+ 2.7%	\$282,324	\$319,109	+ 13.0%
Percent of Original List Price Received*	102.4%	100.7%	- 1.7%	103.9%	102.9%	- 1.0%
Inventory of Homes for Sale	25	53	+ 112.0%	—	—	—
Months Supply of Inventory	1.2	2.8	+ 133.3%	—	—	—

\* 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.

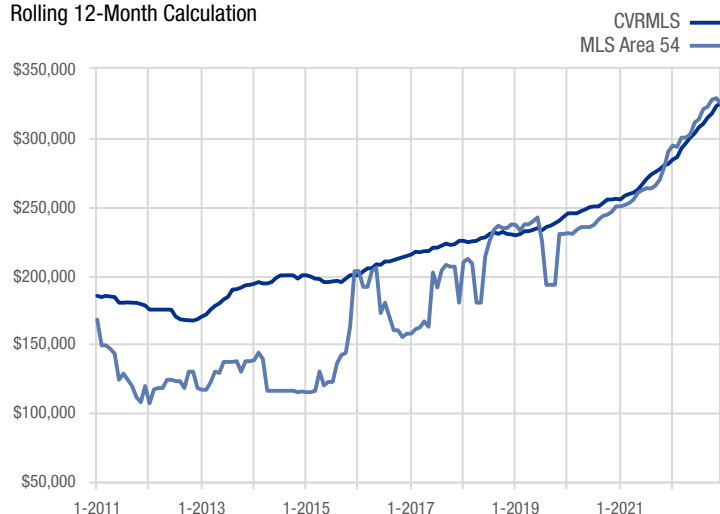
### Median Sales Price - Single-Family

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.