

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

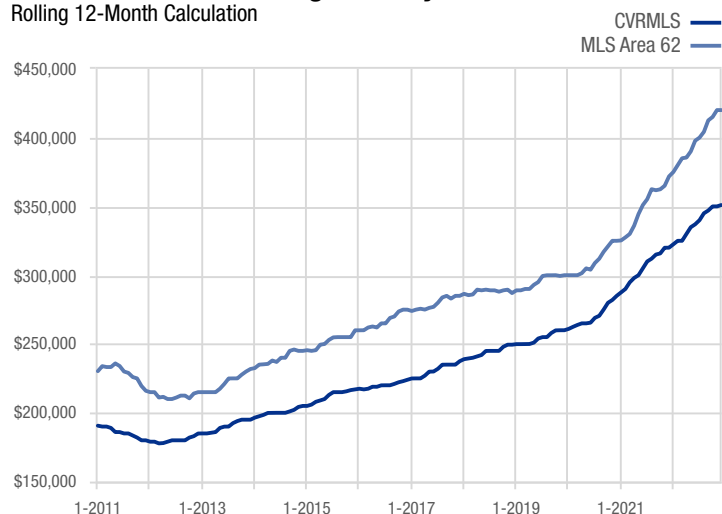
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	73	47	- 35.6%	2,218	1,678	- 24.3%
Pending Sales	93	61	- 34.4%	2,106	1,510	- 28.3%
Closed Sales	158	89	- 43.7%	2,132	1,657	- 22.3%
Days on Market Until Sale	13	24	+ 84.6%	13	14	+ 7.7%
Median Sales Price*	\$416,000	\$410,000	- 1.4%	\$371,800	\$420,000	+ 13.0%
Average Sales Price*	\$455,197	\$467,290	+ 2.7%	\$407,792	\$462,742	+ 13.5%
Percent of Original List Price Received*	105.1%	99.4%	- 5.4%	104.1%	105.1%	+ 1.0%
Inventory of Homes for Sale	84	84	0.0%	—	—	—
Months Supply of Inventory	0.5	0.7	+ 40.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	18	31	+ 72.2%	558	446	- 20.1%
Pending Sales	28	28	0.0%	494	365	- 26.1%
Closed Sales	53	47	- 11.3%	409	439	+ 7.3%
Days on Market Until Sale	26	26	0.0%	21	23	+ 9.5%
Median Sales Price*	\$330,000	\$380,294	+ 15.2%	\$321,500	\$372,267	+ 15.8%
Average Sales Price*	\$327,947	\$365,740	+ 11.5%	\$318,007	\$368,882	+ 16.0%
Percent of Original List Price Received*	103.8%	100.1%	- 3.6%	103.2%	104.0%	+ 0.8%
Inventory of Homes for Sale	38	68	+ 78.9%	—	—	—
Months Supply of Inventory	0.9	2.2	+ 144.4%	—	—	—

* 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.

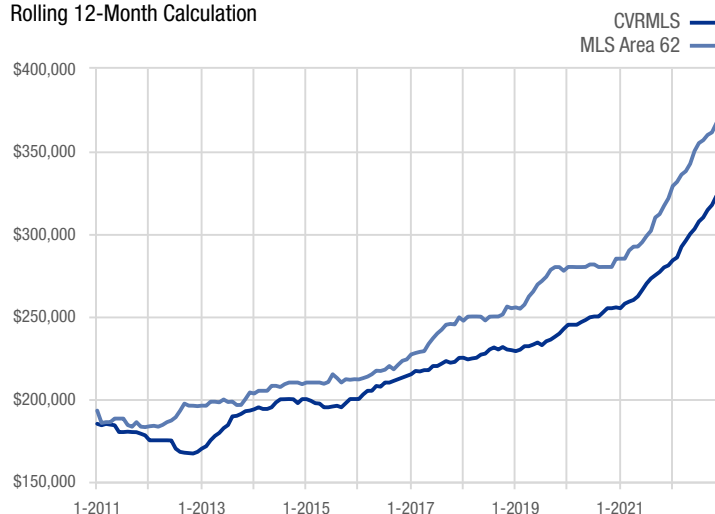
Median Sales Price - Single-Family

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.