

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

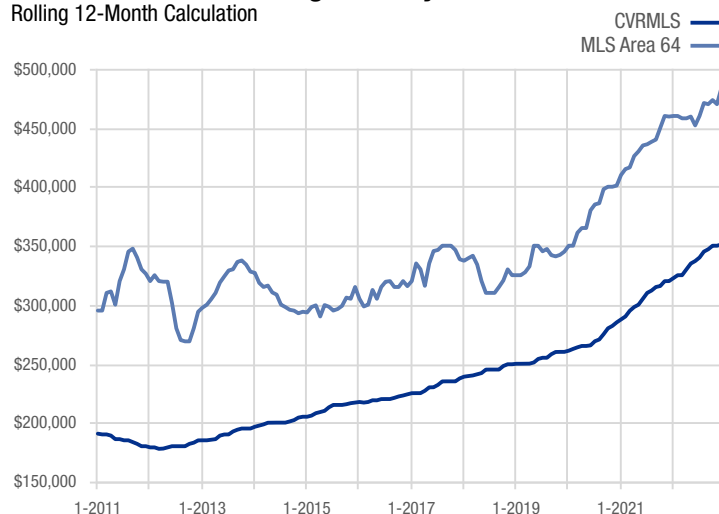
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	12	15	+ 25.0%	635	487	- 23.3%
Pending Sales	16	22	+ 37.5%	630	446	- 29.2%
Closed Sales	45	26	- 42.2%	678	458	- 32.4%
Days on Market Until Sale	12	14	+ 16.7%	13	11	- 15.4%
Median Sales Price*	\$342,500	\$437,500	+ 27.7%	\$459,505	\$483,500	+ 5.2%
Average Sales Price*	\$424,661	\$491,689	+ 15.8%	\$496,894	\$553,032	+ 11.3%
Percent of Original List Price Received*	102.8%	99.9%	- 2.8%	104.1%	105.1%	+ 1.0%
Inventory of Homes for Sale	8	11	+ 37.5%	—	—	—
Months Supply of Inventory	0.2	0.3	+ 50.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	4	4	0.0%	81	126	+ 55.6%
Pending Sales	4	3	- 25.0%	79	99	+ 25.3%
Closed Sales	7	9	+ 28.6%	89	100	+ 12.4%
Days on Market Until Sale	12	45	+ 275.0%	12	12	0.0%
Median Sales Price*	\$170,000	\$342,185	+ 101.3%	\$230,000	\$266,000	+ 15.7%
Average Sales Price*	\$161,071	\$280,113	+ 73.9%	\$265,039	\$271,510	+ 2.4%
Percent of Original List Price Received*	98.7%	102.1%	+ 3.4%	101.3%	104.2%	+ 2.9%
Inventory of Homes for Sale	1	20	+ 1,900.0%	—	—	—
Months Supply of Inventory	0.2	2.4	+ 1,100.0%	—	—	—

* 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.

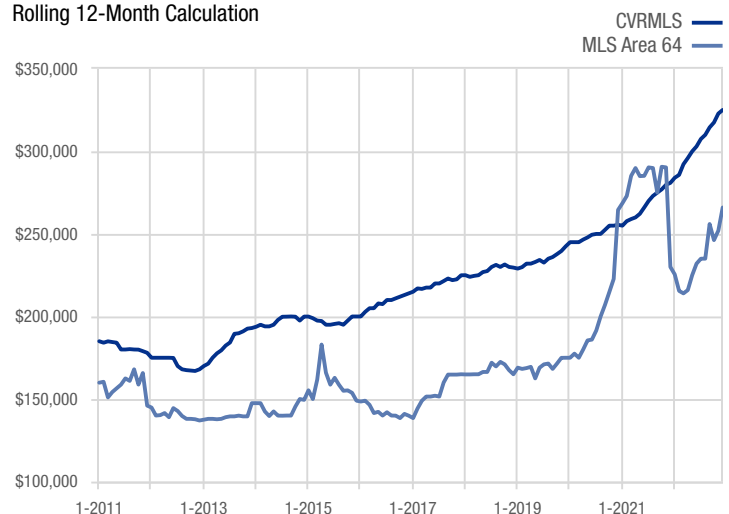
Median Sales Price - Single-Family

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.