

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

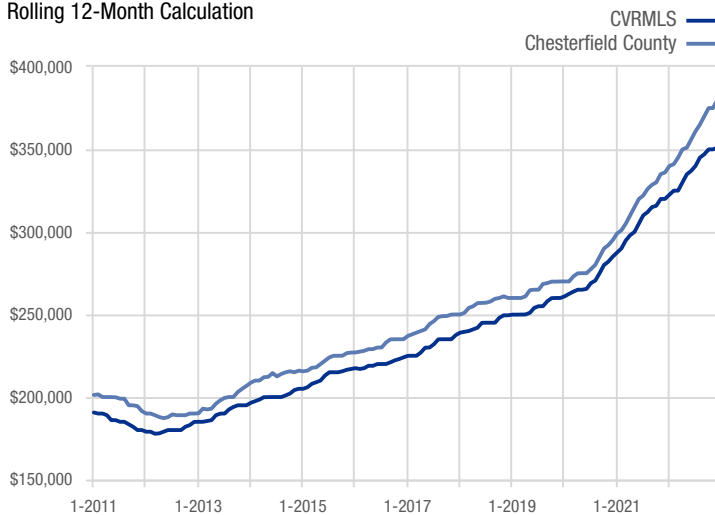
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	303	196	- 35.3%	7,186	5,770	- 19.7%
Pending Sales	319	250	- 21.6%	6,735	5,037	- 25.2%
Closed Sales	513	307	- 40.2%	6,918	5,373	- 22.3%
Days on Market Until Sale	13	21	+ 61.5%	13	13	0.0%
Median Sales Price*	\$334,950	\$372,000	+ 11.1%	\$336,000	\$380,000	+ 13.1%
Average Sales Price*	\$383,072	\$420,565	+ 9.8%	\$371,801	\$420,665	+ 13.1%
Percent of Original List Price Received*	102.9%	100.1%	- 2.7%	103.6%	104.2%	+ 0.6%
Inventory of Homes for Sale	267	354	+ 32.6%	—	—	—
Months Supply of Inventory	0.5	0.8	+ 60.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	57	81	+ 42.1%	1,059	990	- 6.5%
Pending Sales	70	51	- 27.1%	943	796	- 15.6%
Closed Sales	90	116	+ 28.9%	864	904	+ 4.6%
Days on Market Until Sale	27	27	0.0%	22	21	- 4.5%
Median Sales Price*	\$328,101	\$334,000	+ 1.8%	\$298,197	\$343,190	+ 15.1%
Average Sales Price*	\$304,595	\$327,741	+ 7.6%	\$294,045	\$332,687	+ 13.1%
Percent of Original List Price Received*	102.8%	100.5%	- 2.2%	103.1%	103.5%	+ 0.4%
Inventory of Homes for Sale	80	164	+ 105.0%	—	—	—
Months Supply of Inventory	1.0	2.5	+ 150.0%	—	—	—

* 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.

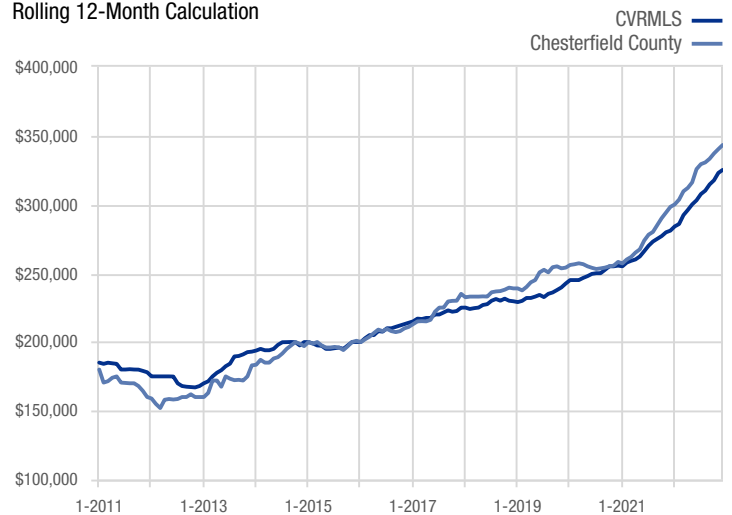
Median Sales Price - Single-Family

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.