

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

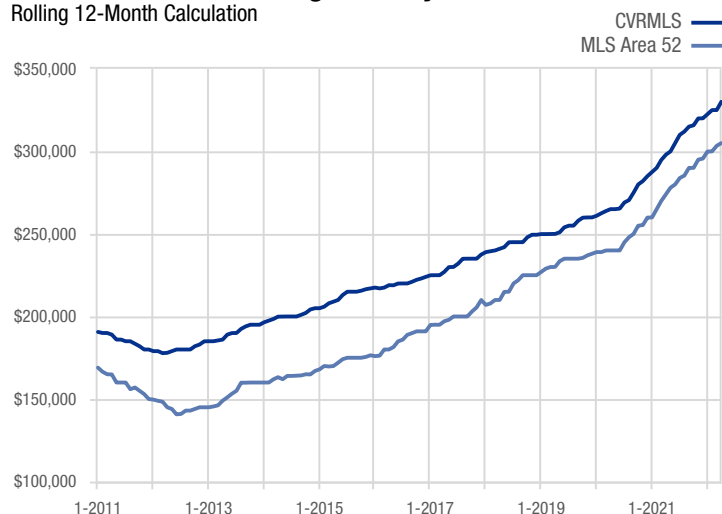
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	222	134	- 39.6%	661	524	- 20.7%
Pending Sales	169	128	- 24.3%	564	480	- 14.9%
Closed Sales	150	134	- 10.7%	541	466	- 13.9%
Days on Market Until Sale	9	12	+ 33.3%	14	12	- 14.3%
Median Sales Price*	\$290,000	\$320,000	+ 10.3%	\$294,000	\$325,000	+ 10.5%
Average Sales Price*	\$295,627	\$347,023	+ 17.4%	\$296,920	\$345,480	+ 16.4%
Percent of Original List Price Received*	103.4%	105.2%	+ 1.7%	102.5%	104.6%	+ 2.0%
Inventory of Homes for Sale	137	78	- 43.1%	—	—	—
Months Supply of Inventory	0.9	0.5	- 44.4%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	12	7	- 41.7%	45	31	- 31.1%
Pending Sales	9	8	- 11.1%	44	38	- 13.6%
Closed Sales	13	7	- 46.2%	36	31	- 13.9%
Days on Market Until Sale	14	20	+ 42.9%	25	13	- 48.0%
Median Sales Price*	\$271,865	\$287,450	+ 5.7%	\$256,350	\$270,000	+ 5.3%
Average Sales Price*	\$256,846	\$261,355	+ 1.8%	\$252,406	\$255,300	+ 1.1%
Percent of Original List Price Received*	103.2%	101.9%	- 1.3%	101.9%	102.7%	+ 0.8%
Inventory of Homes for Sale	12	1	- 91.7%	—	—	—
Months Supply of Inventory	0.8	0.1	- 87.5%	—	—	—

* 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.

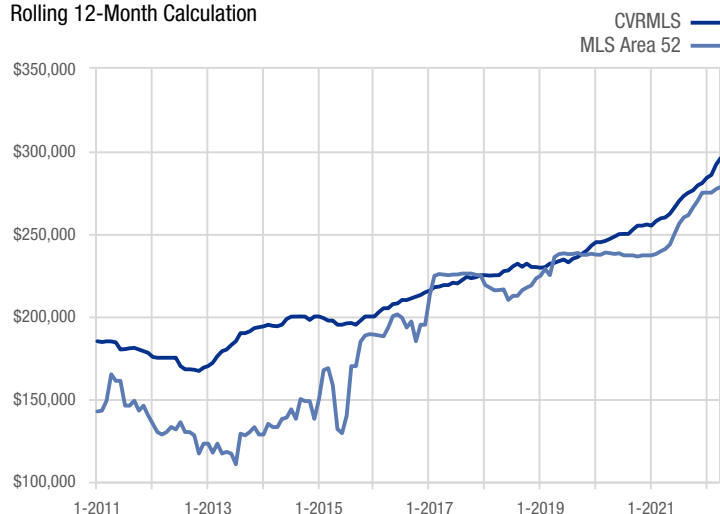
Median Sales Price - Single-Family

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.