

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

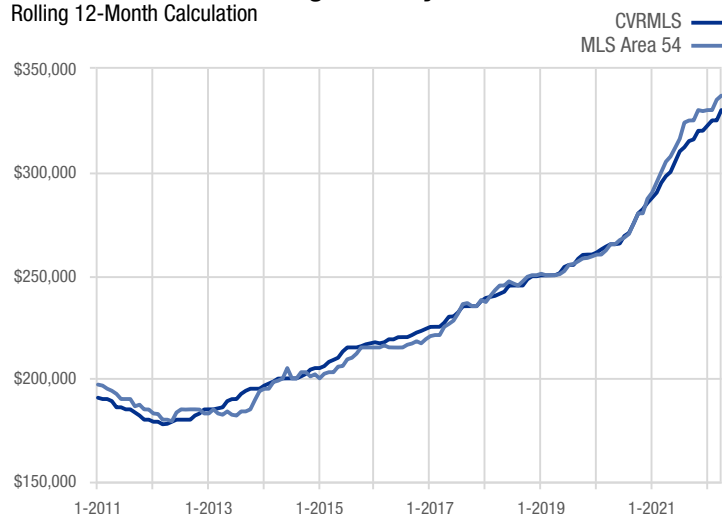
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	254	203	- 20.1%	753	684	- 9.2%
Pending Sales	189	189	0.0%	682	624	- 8.5%
Closed Sales	174	161	- 7.5%	612	529	- 13.6%
Days on Market Until Sale	16	13	- 18.8%	18	13	- 27.8%
Median Sales Price*	\$337,000	\$375,430	+ 11.4%	\$325,000	\$366,250	+ 12.7%
Average Sales Price*	\$358,081	\$401,536	+ 12.1%	\$345,006	\$383,210	+ 11.1%
Percent of Original List Price Received*	104.1%	108.1%	+ 3.8%	103.2%	105.6%	+ 2.3%
Inventory of Homes for Sale	163	104	- 36.2%	—	—	—
Months Supply of Inventory	0.9	0.6	- 33.3%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	13	16	+ 23.1%	92	91	- 1.1%
Pending Sales	18	21	+ 16.7%	82	100	+ 22.0%
Closed Sales	14	24	+ 71.4%	61	68	+ 11.5%
Days on Market Until Sale	11	20	+ 81.8%	26	24	- 7.7%
Median Sales Price*	\$301,910	\$295,913	- 2.0%	\$261,775	\$304,323	+ 16.3%
Average Sales Price*	\$279,060	\$311,034	+ 11.5%	\$266,057	\$305,970	+ 15.0%
Percent of Original List Price Received*	107.2%	106.2%	- 0.9%	105.2%	103.6%	- 1.5%
Inventory of Homes for Sale	21	7	- 66.7%	—	—	—
Months Supply of Inventory	1.0	0.3	- 70.0%	—	—	—

* 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.

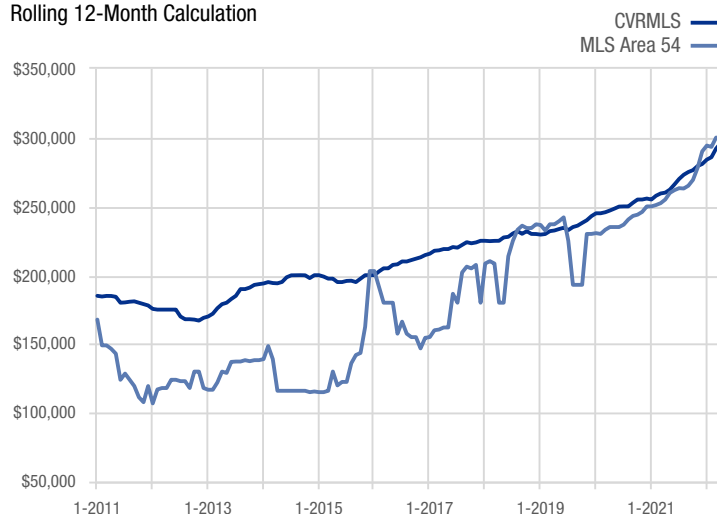
Median Sales Price - Single-Family

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.