

# Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 62

62-Chesterfield

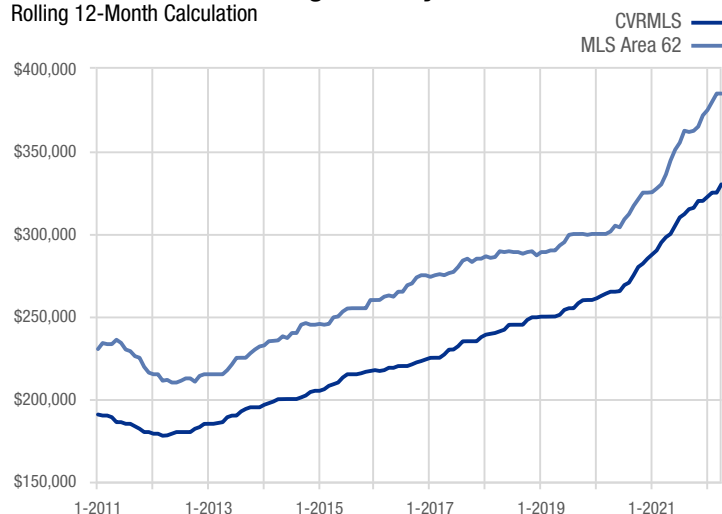
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	228	184	- 19.3%	784	614	- 21.7%
Pending Sales	212	166	- 21.7%	731	572	- 21.8%
Closed Sales	190	165	- 13.2%	602	530	- 12.0%
Days on Market Until Sale	17	7	- 58.8%	18	15	- 16.7%
Median Sales Price*	\$389,000	\$421,500	+ 8.4%	\$351,000	\$415,000	+ 18.2%
Average Sales Price*	\$417,061	\$456,353	+ 9.4%	\$386,269	\$451,362	+ 16.9%
Percent of Original List Price Received*	105.6%	109.9%	+ 4.1%	103.6%	107.7%	+ 4.0%
Inventory of Homes for Sale	146	76	- 47.9%	—	—	—
Months Supply of Inventory	0.8	0.5	- 37.5%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	51	53	+ 3.9%	210	150	- 28.6%
Pending Sales	41	43	+ 4.9%	172	156	- 9.3%
Closed Sales	36	36	0.0%	107	142	+ 32.7%
Days on Market Until Sale	26	11	- 57.7%	25	20	- 20.0%
Median Sales Price*	\$310,000	\$346,250	+ 11.7%	\$302,430	\$364,479	+ 20.5%
Average Sales Price*	\$318,213	\$345,956	+ 8.7%	\$307,194	\$362,562	+ 18.0%
Percent of Original List Price Received*	103.2%	103.6%	+ 0.4%	102.6%	105.5%	+ 2.8%
Inventory of Homes for Sale	52	25	- 51.9%	—	—	—
Months Supply of Inventory	1.3	0.6	- 53.8%	—	—	—

\* 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.

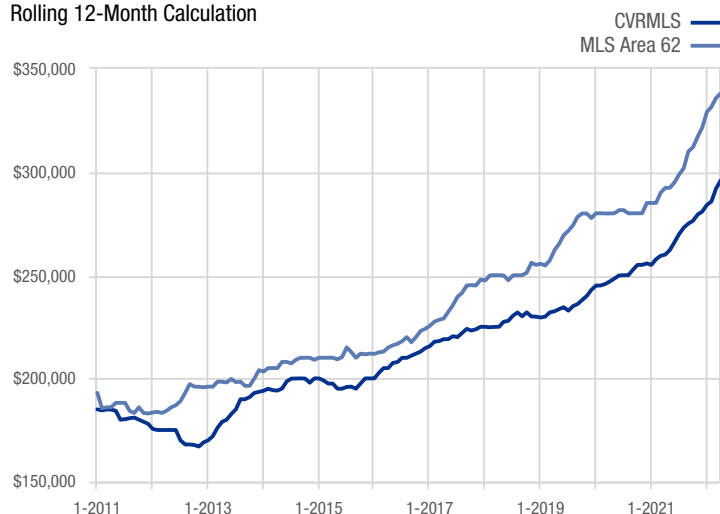
### Median Sales Price - Single-Family

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.