

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

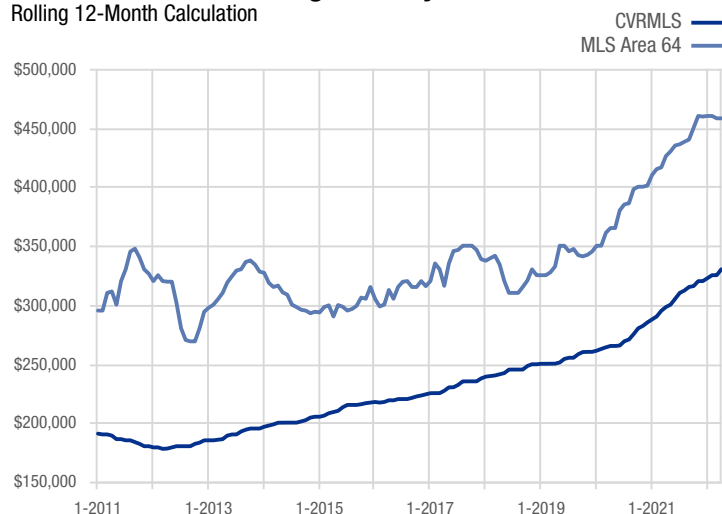
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	83	55	- 33.7%	235	152	- 35.3%
Pending Sales	83	53	- 36.1%	226	133	- 41.2%
Closed Sales	56	36	- 35.7%	194	119	- 38.7%
Days on Market Until Sale	15	11	- 26.7%	21	11	- 47.6%
Median Sales Price*	\$522,500	\$600,000	+ 14.8%	\$487,550	\$510,000	+ 4.6%
Average Sales Price*	\$500,694	\$612,632	+ 22.4%	\$487,687	\$546,068	+ 12.0%
Percent of Original List Price Received*	106.1%	110.2%	+ 3.9%	103.1%	108.7%	+ 5.4%
Inventory of Homes for Sale	37	20	- 45.9%	—	—	—
Months Supply of Inventory	0.6	0.4	- 33.3%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	8	11	+ 37.5%	24	54	+ 125.0%
Pending Sales	4	12	+ 200.0%	19	39	+ 105.3%
Closed Sales	7	13	+ 85.7%	31	28	- 9.7%
Days on Market Until Sale	14	6	- 57.1%	15	7	- 53.3%
Median Sales Price*	\$231,000	\$270,000	+ 16.9%	\$320,000	\$262,500	- 18.0%
Average Sales Price*	\$292,932	\$296,846	+ 1.3%	\$312,282	\$260,246	- 16.7%
Percent of Original List Price Received*	106.5%	107.5%	+ 0.9%	103.7%	106.3%	+ 2.5%
Inventory of Homes for Sale	8	13	+ 62.5%	—	—	—
Months Supply of Inventory	0.9	1.6	+ 77.8%	—	—	—

* 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.

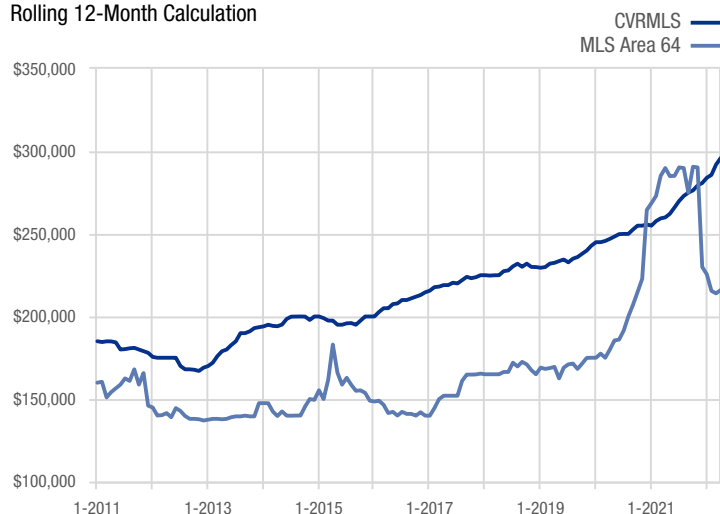
Median Sales Price - Single-Family

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.