

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

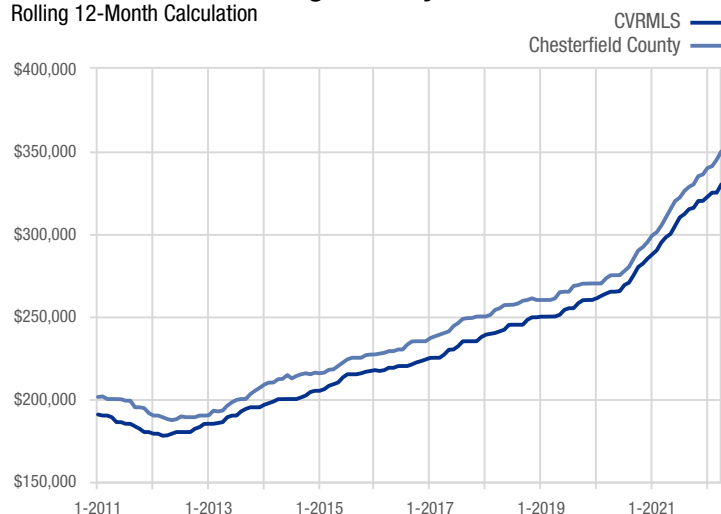
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	787	576	- 26.8%	2,433	1,974	- 18.9%
Pending Sales	653	536	- 17.9%	2,203	1,809	- 17.9%
Closed Sales	570	496	- 13.0%	1,949	1,644	- 15.6%
Days on Market Until Sale	14	10	- 28.6%	17	13	- 23.5%
Median Sales Price*	\$339,175	\$385,000	+ 13.5%	\$325,043	\$375,000	+ 15.4%
Average Sales Price*	\$375,340	\$420,556	+ 12.0%	\$358,478	\$406,134	+ 13.3%
Percent of Original List Price Received*	104.6%	108.1%	+ 3.3%	103.1%	106.2%	+ 3.0%
Inventory of Homes for Sale	483	278	- 42.4%	—	—	—
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	84	87	+ 3.6%	371	326	- 12.1%
Pending Sales	72	84	+ 16.7%	317	333	+ 5.0%
Closed Sales	70	80	+ 14.3%	235	269	+ 14.5%
Days on Market Until Sale	20	14	- 30.0%	24	19	- 20.8%
Median Sales Price*	\$295,000	\$326,098	+ 10.5%	\$287,270	\$334,330	+ 16.4%
Average Sales Price*	\$297,031	\$320,096	+ 7.8%	\$289,187	\$325,106	+ 12.4%
Percent of Original List Price Received*	104.4%	104.9%	+ 0.5%	103.3%	104.8%	+ 1.5%
Inventory of Homes for Sale	93	46	- 50.5%	—	—	—
Months Supply of Inventory	1.1	0.6	- 45.5%	—	—	—

* 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.

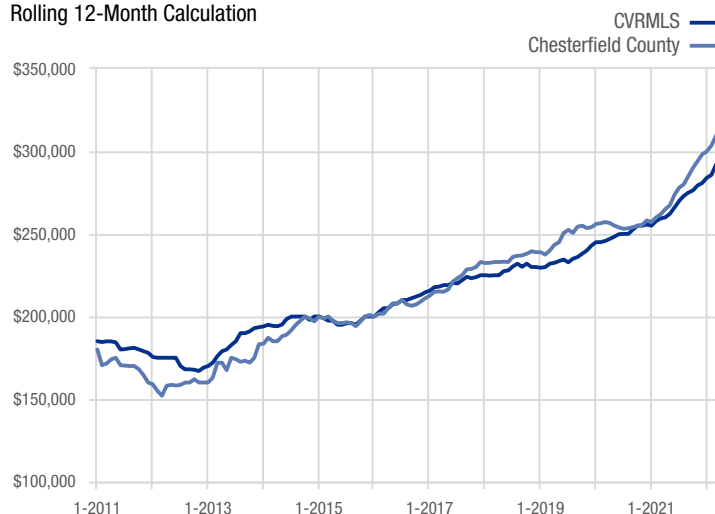
Median Sales Price - Single-Family

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.