

# Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 52

52-Chesterfield

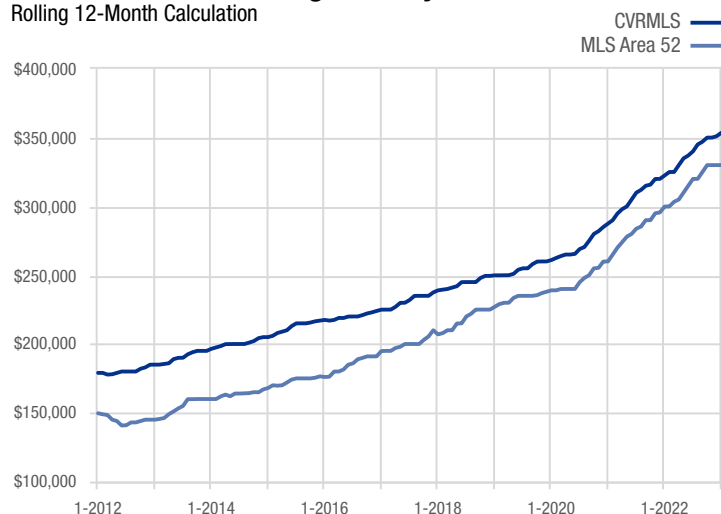
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	119	84	- 29.4%	119	84	- 29.4%
Pending Sales	104	101	- 2.9%	104	101	- 2.9%
Closed Sales	108	69	- 36.1%	108	69	- 36.1%
Days on Market Until Sale	14	26	+ 85.7%	14	26	+ 85.7%
Median Sales Price*	\$306,000	<b>\$314,000</b>	+ 2.6%	\$306,000	<b>\$314,000</b>	+ 2.6%
Average Sales Price*	\$333,763	<b>\$327,386</b>	- 1.9%	\$333,763	<b>\$327,386</b>	- 1.9%
Percent of Original List Price Received*	103.3%	<b>98.9%</b>	- 4.3%	103.3%	<b>98.9%</b>	- 4.3%
Inventory of Homes for Sale	82	76	- 7.3%	—	—	—
Months Supply of Inventory	0.5	0.7	+ 40.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	10	5	- 50.0%	10	5	- 50.0%
Pending Sales	7	7	0.0%	7	7	0.0%
Closed Sales	12	6	- 50.0%	12	6	- 50.0%
Days on Market Until Sale	12	22	+ 83.3%	12	22	+ 83.3%
Median Sales Price*	\$266,250	<b>\$301,500</b>	+ 13.2%	\$266,250	<b>\$301,500</b>	+ 13.2%
Average Sales Price*	\$245,681	<b>\$291,771</b>	+ 18.8%	\$245,681	<b>\$291,771</b>	+ 18.8%
Percent of Original List Price Received*	103.3%	<b>99.5%</b>	- 3.7%	103.3%	<b>99.5%</b>	- 3.7%
Inventory of Homes for Sale	12	19	+ 58.3%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

\* 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.

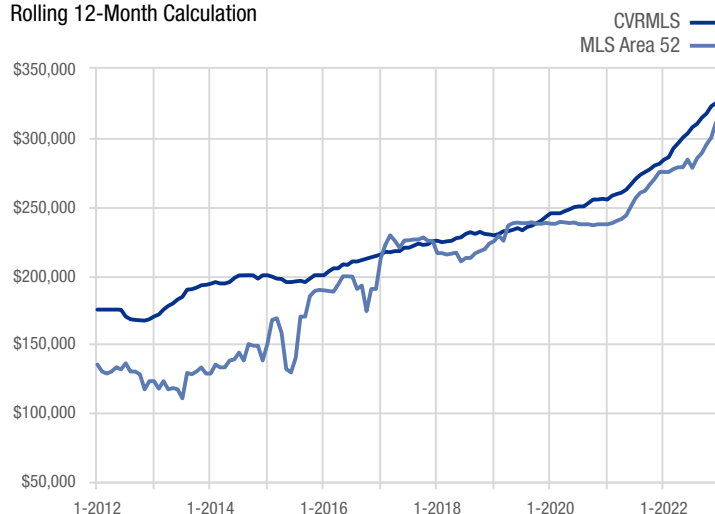
### Median Sales Price - Single-Family

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.