

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

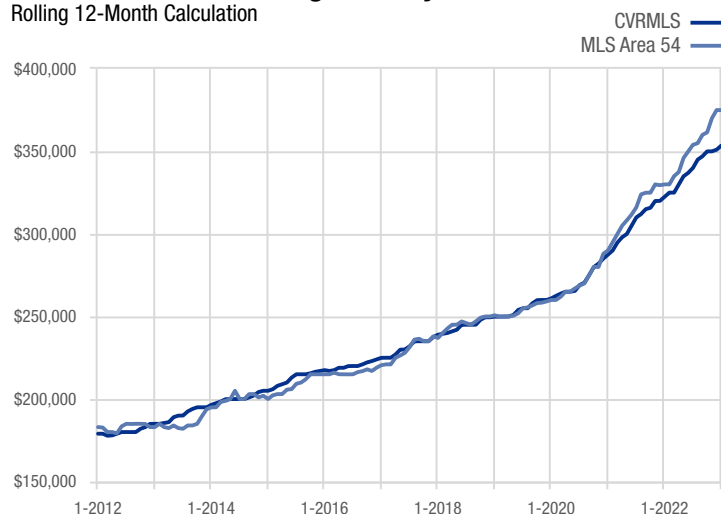
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	144	125	- 13.2%	144	125	- 13.2%
Pending Sales	124	128	+ 3.2%	124	128	+ 3.2%
Closed Sales	102	73	- 28.4%	102	73	- 28.4%
Days on Market Until Sale	11	28	+ 154.5%	11	28	+ 154.5%
Median Sales Price*	\$336,316	\$379,000	+ 12.7%	\$336,316	\$379,000	+ 12.7%
Average Sales Price*	\$371,475	\$417,896	+ 12.5%	\$371,475	\$417,896	+ 12.5%
Percent of Original List Price Received*	102.7%	99.9%	- 2.7%	102.7%	99.9%	- 2.7%
Inventory of Homes for Sale	102	143	+ 40.2%	—	—	—
Months Supply of Inventory	0.6	1.0	+ 66.7%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	31	16	- 48.4%	31	16	- 48.4%
Pending Sales	23	13	- 43.5%	23	13	- 43.5%
Closed Sales	10	8	- 20.0%	10	8	- 20.0%
Days on Market Until Sale	29	24	- 17.2%	29	24	- 17.2%
Median Sales Price*	\$315,985	\$320,513	+ 1.4%	\$315,985	\$320,513	+ 1.4%
Average Sales Price*	\$315,691	\$314,660	- 0.3%	\$315,691	\$314,660	- 0.3%
Percent of Original List Price Received*	101.7%	100.3%	- 1.4%	101.7%	100.3%	- 1.4%
Inventory of Homes for Sale	31	56	+ 80.6%	—	—	—
Months Supply of Inventory	1.5	3.1	+ 106.7%	—	—	—

* 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.

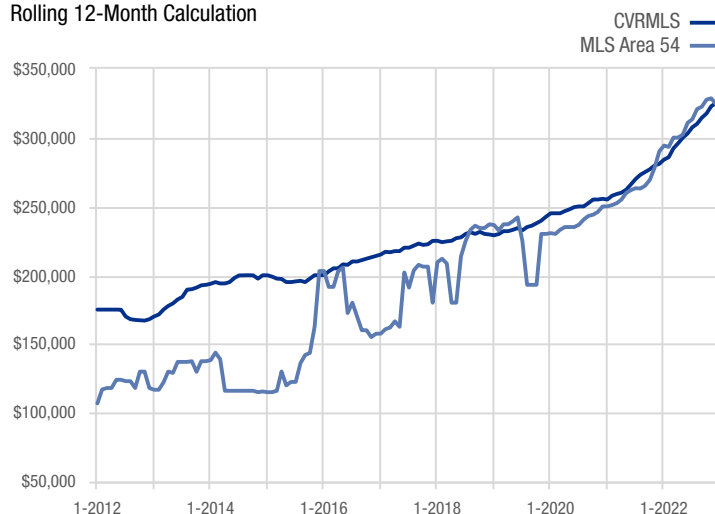
Median Sales Price - Single-Family

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.