

# Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 62

62-Chesterfield

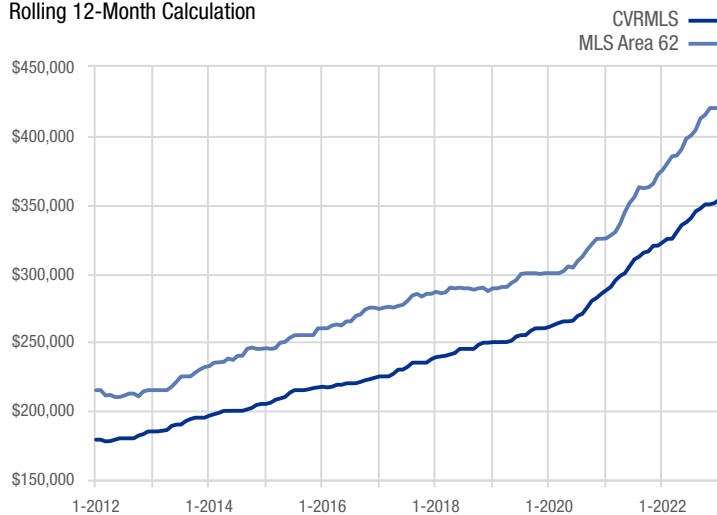
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	116	76	- 34.5%	116	76	- 34.5%
Pending Sales	107	84	- 21.5%	107	84	- 21.5%
Closed Sales	124	56	- 54.8%	124	56	- 54.8%
Days on Market Until Sale	23	29	+ 26.1%	23	29	+ 26.1%
Median Sales Price*	\$399,975	<b>\$430,000</b>	+ 7.5%	\$399,975	<b>\$430,000</b>	+ 7.5%
Average Sales Price*	\$431,914	<b>\$484,947</b>	+ 12.3%	\$431,914	<b>\$484,947</b>	+ 12.3%
Percent of Original List Price Received*	105.9%	<b>102.7%</b>	- 3.0%	105.9%	<b>102.7%</b>	- 3.0%
Inventory of Homes for Sale	75	68	- 9.3%	—	—	—
Months Supply of Inventory	0.4	0.5	+ 25.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	25	54	+ 116.0%	25	54	+ 116.0%
Pending Sales	37	41	+ 10.8%	37	41	+ 10.8%
Closed Sales	26	19	- 26.9%	26	19	- 26.9%
Days on Market Until Sale	15	34	+ 126.7%	15	34	+ 126.7%
Median Sales Price*	\$367,913	<b>\$380,250</b>	+ 3.4%	\$367,913	<b>\$380,250</b>	+ 3.4%
Average Sales Price*	\$368,011	<b>\$379,220</b>	+ 3.0%	\$368,011	<b>\$379,220</b>	+ 3.0%
Percent of Original List Price Received*	104.1%	<b>97.8%</b>	- 6.1%	104.1%	<b>97.8%</b>	- 6.1%
Inventory of Homes for Sale	25	70	+ 180.0%	—	—	—
Months Supply of Inventory	0.6	2.3	+ 283.3%	—	—	—

\* 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.

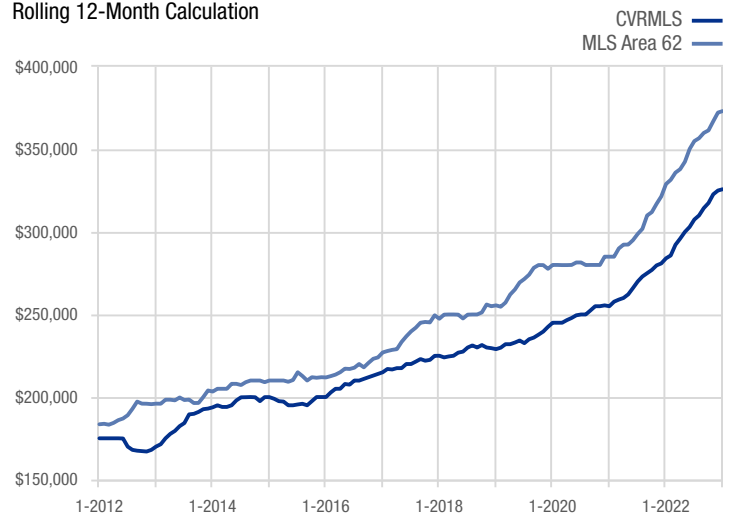
### Median Sales Price - Single-Family

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.