

# Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 64

64-Chesterfield

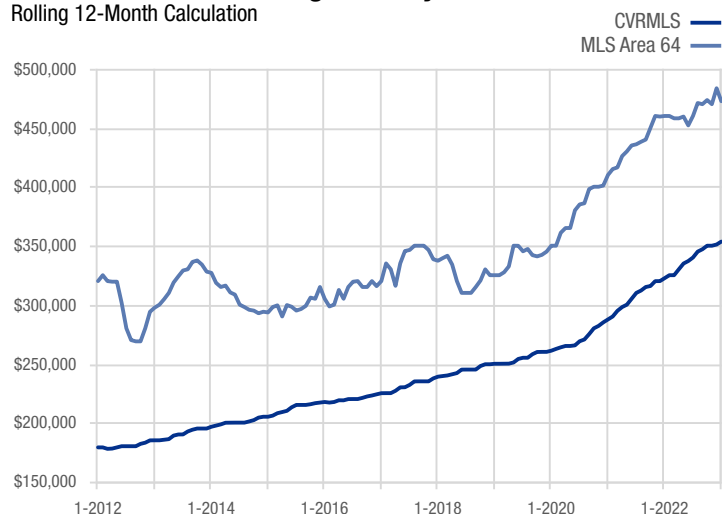
| Single Family                            | January   |                  |          | Year to Date |                  |          |
|------------------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics                              | 2022      | 2023             | % Change | Thru 1-2022  | Thru 1-2023      | % Change |
| New Listings                             | 29        | 23               | - 20.7%  | 29           | 23               | - 20.7%  |
| Pending Sales                            | 26        | 22               | - 15.4%  | 26           | 22               | - 15.4%  |
| Closed Sales                             | 29        | 23               | - 20.7%  | 29           | 23               | - 20.7%  |
| Days on Market Until Sale                | 12        | 24               | + 100.0% | 12           | 24               | + 100.0% |
| Median Sales Price*                      | \$560,000 | <b>\$425,000</b> | - 24.1%  | \$560,000    | <b>\$425,000</b> | - 24.1%  |
| Average Sales Price*                     | \$560,572 | <b>\$451,217</b> | - 19.5%  | \$560,572    | <b>\$451,217</b> | - 19.5%  |
| Percent of Original List Price Received* | 106.5%    | <b>100.2%</b>    | - 5.9%   | 106.5%       | <b>100.2%</b>    | - 5.9%   |
| Inventory of Homes for Sale              | 10        | 10               | 0.0%     | —            | —                | —        |
| Months Supply of Inventory               | 0.2       | 0.3              | + 50.0%  | —            | —                | —        |

| Condo/Town                               | January   |                  |            | Year to Date |                  |          |
|------------------------------------------|-----------|------------------|------------|--------------|------------------|----------|
| Key Metrics                              | 2022      | 2023             | % Change   | Thru 1-2022  | Thru 1-2023      | % Change |
| New Listings                             | 5         | 18               | + 260.0%   | 5            | 18               | + 260.0% |
| Pending Sales                            | 5         | 10               | + 100.0%   | 5            | 10               | + 100.0% |
| Closed Sales                             | 7         | 5                | - 28.6%    | 7            | 5                | - 28.6%  |
| Days on Market Until Sale                | 12        | 69               | + 475.0%   | 12           | 69               | + 475.0% |
| Median Sales Price*                      | \$212,500 | <b>\$259,500</b> | + 22.1%    | \$212,500    | <b>\$259,500</b> | + 22.1%  |
| Average Sales Price*                     | \$214,129 | <b>\$249,498</b> | + 16.5%    | \$214,129    | <b>\$249,498</b> | + 16.5%  |
| Percent of Original List Price Received* | 101.0%    | <b>101.9%</b>    | + 0.9%     | 101.0%       | <b>101.9%</b>    | + 0.9%   |
| Inventory of Homes for Sale              | 1         | 25               | + 2,400.0% | —            | —                | —        |
| Months Supply of Inventory               | 0.2       | 2.9              | + 1,350.0% | —            | —                | —        |

\* 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.

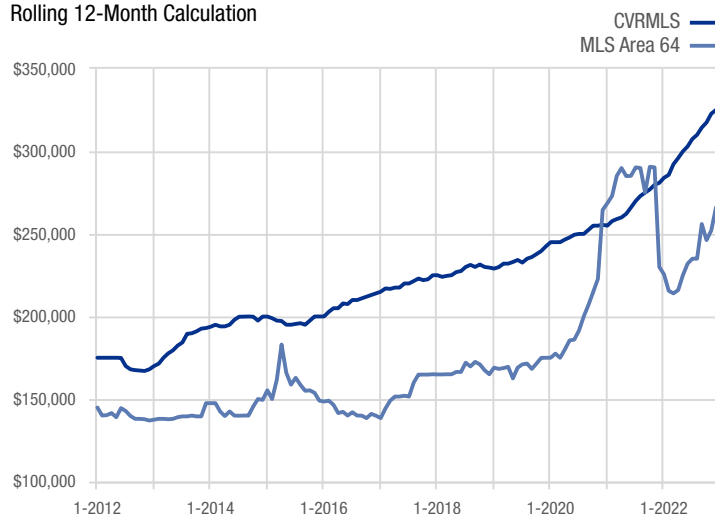
### Median Sales Price - Single-Family

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.