

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

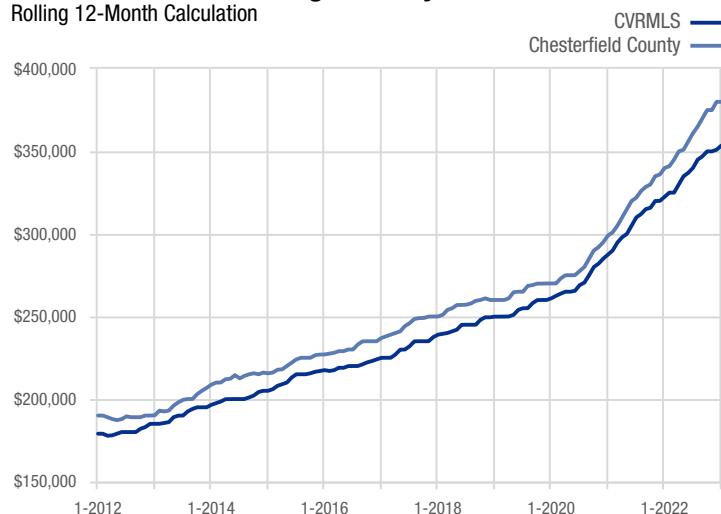
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	408	308	- 24.5%	408	308	- 24.5%
Pending Sales	361	335	- 7.2%	361	335	- 7.2%
Closed Sales	363	221	- 39.1%	363	221	- 39.1%
Days on Market Until Sale	16	27	+ 68.8%	16	27	+ 68.8%
Median Sales Price*	\$355,000	\$365,000	+ 2.8%	\$355,000	\$365,000	+ 2.8%
Average Sales Price*	\$395,917	\$410,095	+ 3.6%	\$395,917	\$410,095	+ 3.6%
Percent of Original List Price Received*	104.3%	100.3%	- 3.8%	104.3%	100.3%	- 3.8%
Inventory of Homes for Sale	269	297	+ 10.4%	—	—	—
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	71	93	+ 31.0%	71	93	+ 31.0%
Pending Sales	72	71	- 1.4%	72	71	- 1.4%
Closed Sales	55	38	- 30.9%	55	38	- 30.9%
Days on Market Until Sale	17	34	+ 100.0%	17	34	+ 100.0%
Median Sales Price*	\$332,715	\$338,513	+ 1.7%	\$332,715	\$338,513	+ 1.7%
Average Sales Price*	\$311,190	\$335,885	+ 7.9%	\$311,190	\$335,885	+ 7.9%
Percent of Original List Price Received*	103.1%	99.1%	- 3.9%	103.1%	99.1%	- 3.9%
Inventory of Homes for Sale	69	170	+ 146.4%	—	—	—
Months Supply of Inventory	0.9	2.6	+ 188.9%	—	—	—

* 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.

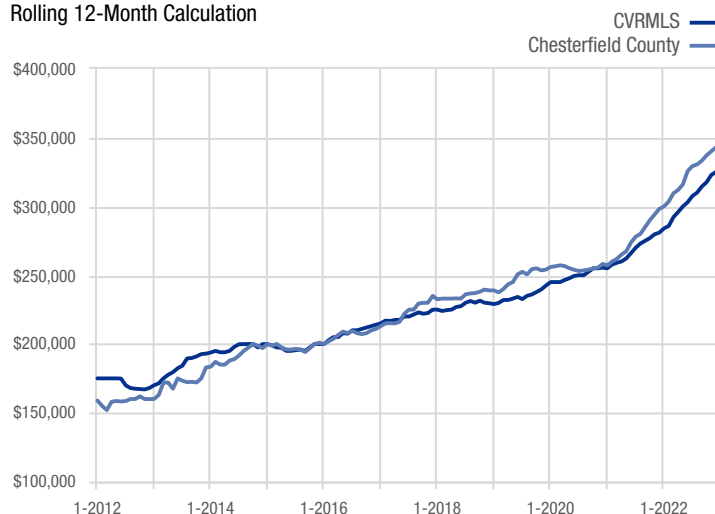
Median Sales Price - Single-Family

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.