

Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

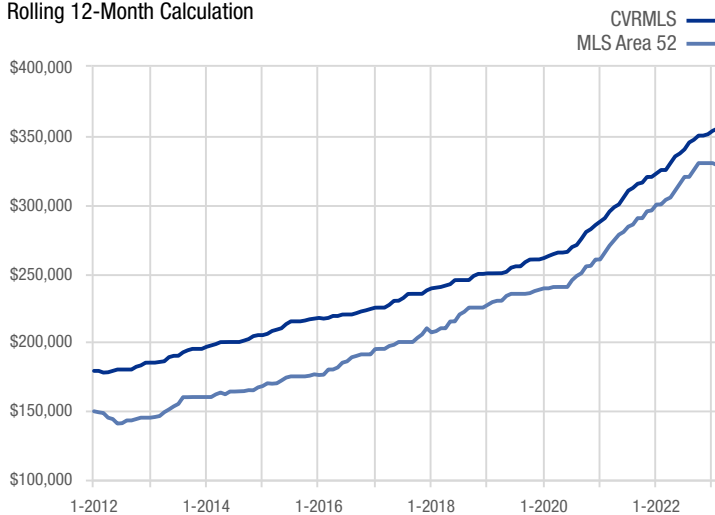
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	124	79	- 36.3%	243	164	- 32.5%
Pending Sales	110	82	- 25.5%	214	178	- 16.8%
Closed Sales	94	75	- 20.2%	202	144	- 28.7%
Days on Market Until Sale	12	29	+ 141.7%	13	27	+ 107.7%
Median Sales Price*	\$343,500	\$328,500	- 4.4%	\$330,500	\$317,000	- 4.1%
Average Sales Price*	\$361,939	\$354,764	- 2.0%	\$346,865	\$341,554	- 1.5%
Percent of Original List Price Received*	103.7%	98.8%	- 4.7%	103.4%	98.8%	- 4.4%
Inventory of Homes for Sale	88	78	- 11.4%	—	—	—
Months Supply of Inventory	0.6	0.7	+ 16.7%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	7	19	+ 171.4%	17	24	+ 41.2%
Pending Sales	13	12	- 7.7%	20	19	- 5.0%
Closed Sales	8	7	- 12.5%	20	13	- 35.0%
Days on Market Until Sale	9	23	+ 155.6%	11	23	+ 109.1%
Median Sales Price*	\$261,000	\$367,325	+ 40.7%	\$264,750	\$351,950	+ 32.9%
Average Sales Price*	\$254,594	\$341,831	+ 34.3%	\$249,246	\$318,727	+ 27.9%
Percent of Original List Price Received*	102.2%	99.6%	- 2.5%	102.9%	99.6%	- 3.2%
Inventory of Homes for Sale	4	22	+ 450.0%	—	—	—
Months Supply of Inventory	0.4	2.6	+ 550.0%	—	—	—

* 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.

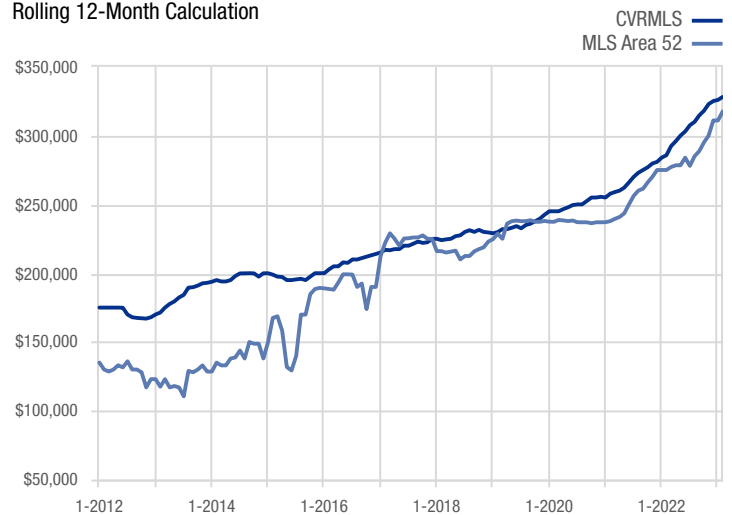
Median Sales Price - Single-Family

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.