

# Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 54

54-Chesterfield

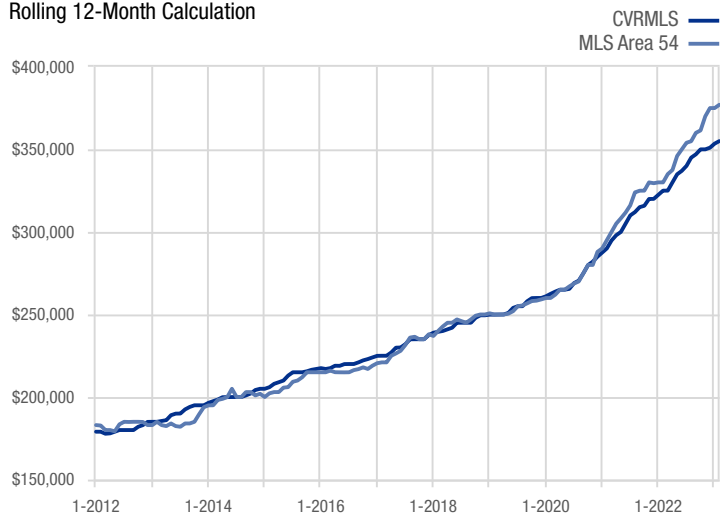
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	146	137	- 6.2%	290	264	- 9.0%
Pending Sales	135	132	- 2.2%	259	257	- 0.8%
Closed Sales	115	116	+ 0.9%	217	189	- 12.9%
Days on Market Until Sale	16	31	+ 93.8%	14	30	+ 114.3%
Median Sales Price*	\$349,900	\$377,000	+ 7.7%	\$340,000	\$377,000	+ 10.9%
Average Sales Price*	\$361,524	\$417,220	+ 15.4%	\$366,153	\$417,483	+ 14.0%
Percent of Original List Price Received*	104.7%	99.3%	- 5.2%	103.8%	99.5%	- 4.1%
Inventory of Homes for Sale	100	137	+ 37.0%	—	—	—
Months Supply of Inventory	0.6	0.9	+ 50.0%	—	—	—

Condo/Town	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	23	13	- 43.5%	54	30	- 44.4%
Pending Sales	27	21	- 22.2%	50	34	- 32.0%
Closed Sales	8	10	+ 25.0%	18	18	0.0%
Days on Market Until Sale	12	24	+ 100.0%	22	24	+ 9.1%
Median Sales Price*	\$252,500	\$307,615	+ 21.8%	\$289,995	\$310,385	+ 7.0%
Average Sales Price*	\$260,512	\$291,407	+ 11.9%	\$291,167	\$301,742	+ 3.6%
Percent of Original List Price Received*	101.9%	98.6%	- 3.2%	101.8%	99.3%	- 2.5%
Inventory of Homes for Sale	23	46	+ 100.0%	—	—	—
Months Supply of Inventory	1.1	2.6	+ 136.4%	—	—	—

\* 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.

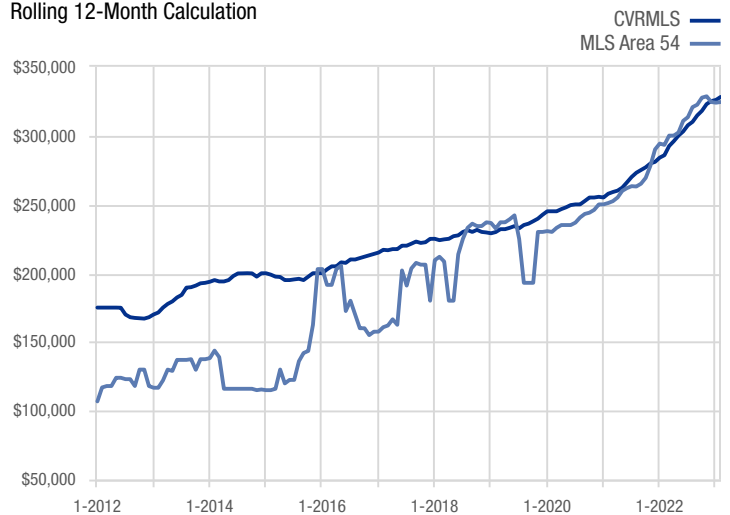
### Median Sales Price - Single-Family

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.