

# Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 62

62-Chesterfield

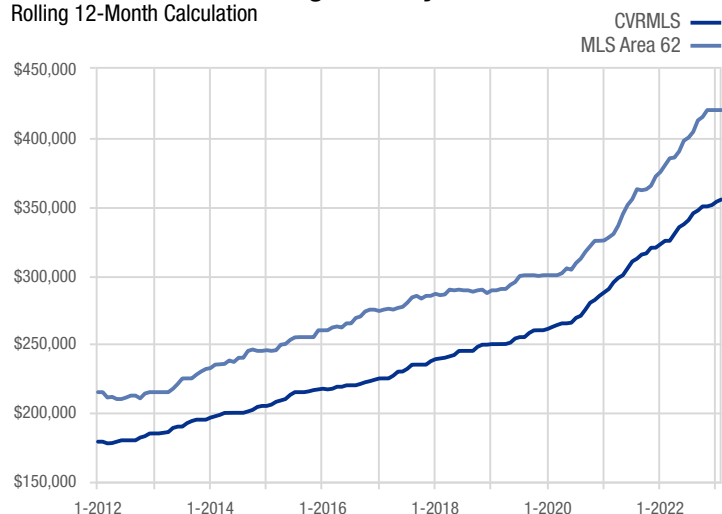
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	150	96	- 36.0%	266	177	- 33.5%
Pending Sales	141	81	- 42.6%	247	161	- 34.8%
Closed Sales	95	82	- 13.7%	219	138	- 37.0%
Days on Market Until Sale	24	34	+ 41.7%	24	32	+ 33.3%
Median Sales Price*	\$422,000	<b>\$463,875</b>	+ 9.9%	\$415,000	<b>\$460,000</b>	+ 10.8%
Average Sales Price*	\$465,042	<b>\$503,719</b>	+ 8.3%	\$446,378	<b>\$496,101</b>	+ 11.1%
Percent of Original List Price Received*	107.8%	<b>100.7%</b>	- 6.6%	106.7%	<b>101.5%</b>	- 4.9%
Inventory of Homes for Sale	74	79	+ 6.8%	—	—	—
Months Supply of Inventory	0.4	0.7	+ 75.0%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	35	41	+ 17.1%	60	95	+ 58.3%
Pending Sales	32	56	+ 75.0%	69	97	+ 40.6%
Closed Sales	33	36	+ 9.1%	59	55	- 6.8%
Days on Market Until Sale	23	44	+ 91.3%	20	41	+ 105.0%
Median Sales Price*	\$358,330	<b>\$412,690</b>	+ 15.2%	\$365,013	<b>\$401,490</b>	+ 10.0%
Average Sales Price*	\$368,296	<b>\$378,453</b>	+ 2.8%	\$368,173	<b>\$378,709</b>	+ 2.9%
Percent of Original List Price Received*	105.9%	<b>100.6%</b>	- 5.0%	105.1%	<b>99.7%</b>	- 5.1%
Inventory of Homes for Sale	22	46	+ 109.1%	—	—	—
Months Supply of Inventory	0.5	1.4	+ 180.0%	—	—	—

\* 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.

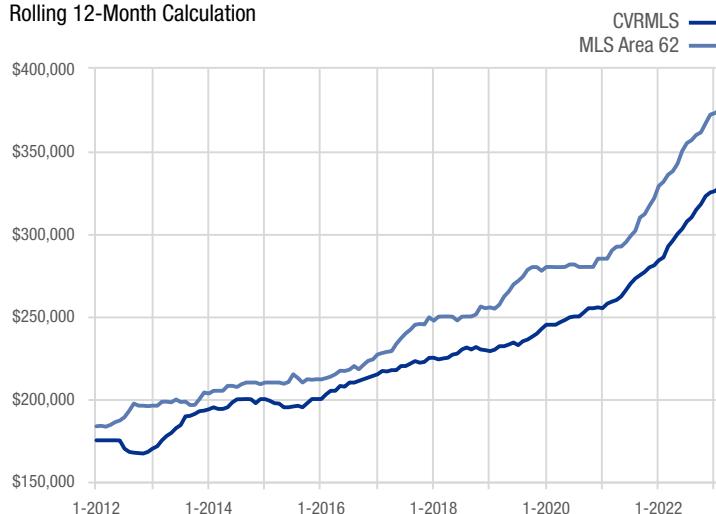
### Median Sales Price - Single-Family

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.