

# Local Market Update – March 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 54

54-Chesterfield

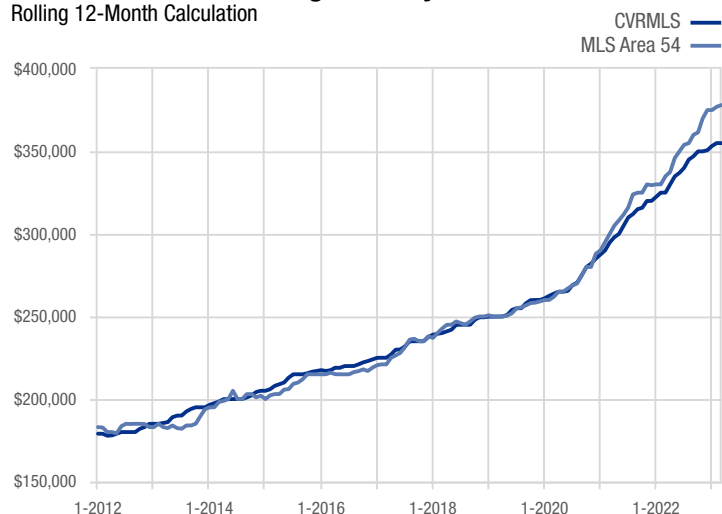
Single Family	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	191	157	- 17.8%	481	423	- 12.1%
Pending Sales	164	133	- 18.9%	423	380	- 10.2%
Closed Sales	153	118	- 22.9%	370	307	- 17.0%
Days on Market Until Sale	12	31	+ 158.3%	13	30	+ 130.8%
Median Sales Price*	\$375,000	\$385,000	+ 2.7%	\$360,000	\$379,000	+ 5.3%
Average Sales Price*	\$388,092	\$424,153	+ 9.3%	\$375,169	\$420,041	+ 12.0%
Percent of Original List Price Received*	105.7%	100.7%	- 4.7%	104.6%	100.0%	- 4.4%
Inventory of Homes for Sale	113	143	+ 26.5%	—	—	—
Months Supply of Inventory	0.6	1.0	+ 66.7%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	22	29	+ 31.8%	76	60	- 21.1%
Pending Sales	21	26	+ 23.8%	71	59	- 16.9%
Closed Sales	26	28	+ 7.7%	44	46	+ 4.5%
Days on Market Until Sale	30	34	+ 13.3%	27	30	+ 11.1%
Median Sales Price*	\$313,535	\$307,458	- 1.9%	\$306,110	\$309,643	+ 1.2%
Average Sales Price*	\$311,545	\$296,508	- 4.8%	\$303,209	\$298,556	- 1.5%
Percent of Original List Price Received*	102.5%	99.4%	- 3.0%	102.2%	99.4%	- 2.7%
Inventory of Homes for Sale	21	39	+ 85.7%	—	—	—
Months Supply of Inventory	1.0	2.2	+ 120.0%	—	—	—

\* 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.

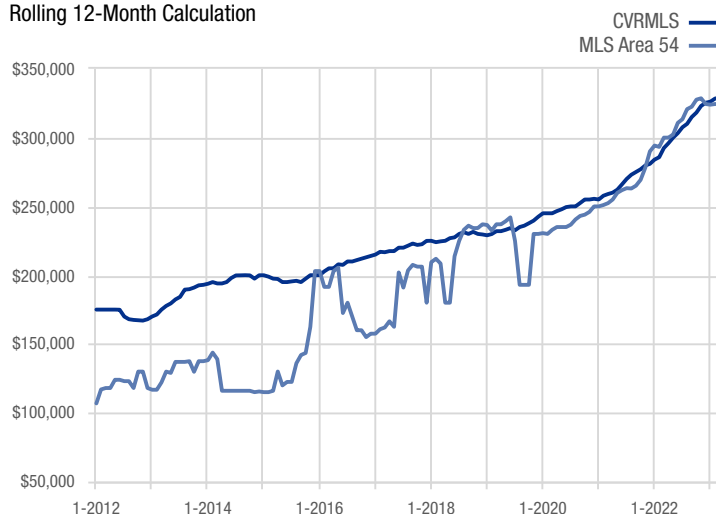
### Median Sales Price - Single-Family

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.