

Local Market Update – March 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

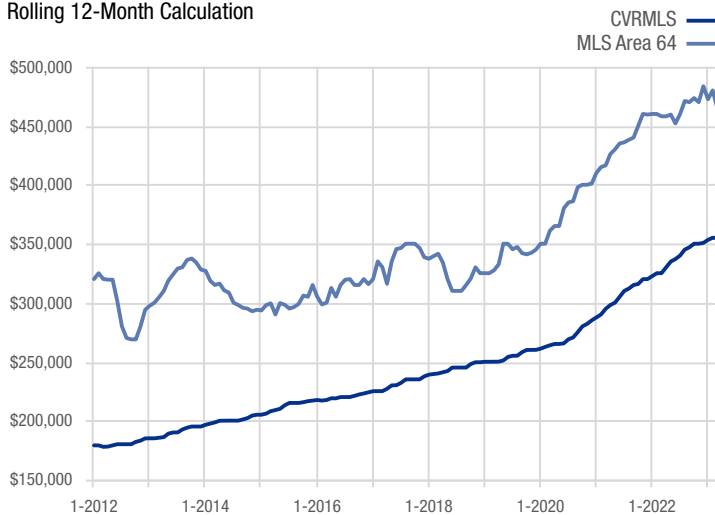
Single Family	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	38	40	+ 5.3%	97	97	0.0%
Pending Sales	27	41	+ 51.9%	79	88	+ 11.4%
Closed Sales	27	32	+ 18.5%	83	74	- 10.8%
Days on Market Until Sale	9	8	- 11.1%	12	15	+ 25.0%
Median Sales Price*	\$552,500	\$400,000	- 27.6%	\$455,000	\$408,750	- 10.2%
Average Sales Price*	\$536,288	\$466,922	- 12.9%	\$516,484	\$503,208	- 2.6%
Percent of Original List Price Received*	109.9%	107.3%	- 2.4%	108.1%	104.2%	- 3.6%
Inventory of Homes for Sale	21	15	- 28.6%	—	—	—
Months Supply of Inventory	0.4	0.4	0.0%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	27	11	- 59.3%	42	41	- 2.4%
Pending Sales	14	11	- 21.4%	22	30	+ 36.4%
Closed Sales	4	11	+ 175.0%	15	19	+ 26.7%
Days on Market Until Sale	6	17	+ 183.3%	8	27	+ 237.5%
Median Sales Price*	\$240,500	\$344,950	+ 43.4%	\$216,000	\$321,975	+ 49.1%
Average Sales Price*	\$221,500	\$368,860	+ 66.5%	\$228,527	\$332,109	+ 45.3%
Percent of Original List Price Received*	112.3%	101.5%	- 9.6%	105.2%	101.1%	- 3.9%
Inventory of Homes for Sale	19	24	+ 26.3%	—	—	—
Months Supply of Inventory	2.7	2.7	0.0%	—	—	—

* 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.

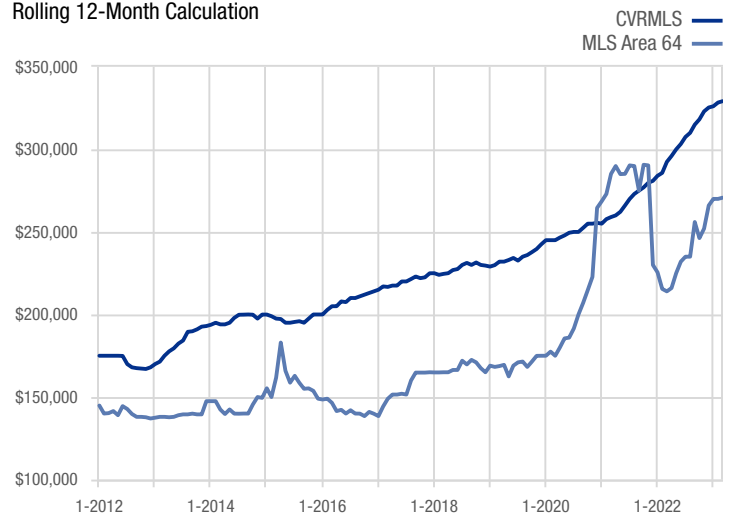
Median Sales Price - Single-Family

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.