

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

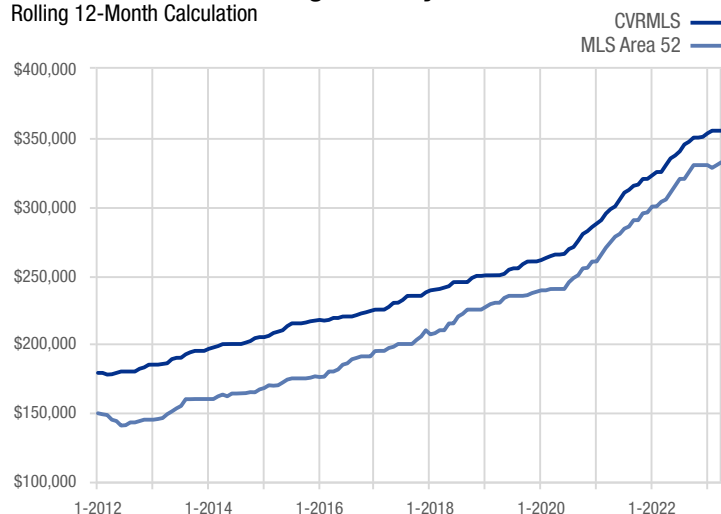
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	142	110	- 22.5%	532	384	- 27.8%
Pending Sales	121	111	- 8.3%	473	366	- 22.6%
Closed Sales	135	74	- 45.2%	469	327	- 30.3%
Days on Market Until Sale	12	17	+ 41.7%	12	24	+ 100.0%
Median Sales Price*	\$320,000	\$340,000	+ 6.3%	\$325,000	\$332,048	+ 2.2%
Average Sales Price*	\$346,933	\$347,383	+ 0.1%	\$345,457	\$345,618	+ 0.0%
Percent of Original List Price Received*	105.2%	100.4%	- 4.6%	104.6%	99.3%	- 5.1%
Inventory of Homes for Sale	95	81	- 14.7%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	7	22	+ 214.3%	31	60	+ 93.5%
Pending Sales	7	13	+ 85.7%	34	40	+ 17.6%
Closed Sales	7	9	+ 28.6%	31	36	+ 16.1%
Days on Market Until Sale	20	41	+ 105.0%	13	29	+ 123.1%
Median Sales Price*	\$287,450	\$331,740	+ 15.4%	\$270,000	\$321,330	+ 19.0%
Average Sales Price*	\$261,355	\$303,762	+ 16.2%	\$255,300	\$304,825	+ 19.4%
Percent of Original List Price Received*	101.9%	99.8%	- 2.1%	102.7%	99.9%	- 2.7%
Inventory of Homes for Sale	2	30	+ 1,400.0%	—	—	—
Months Supply of Inventory	0.2	3.4	+ 1,600.0%	—	—	—

* 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.

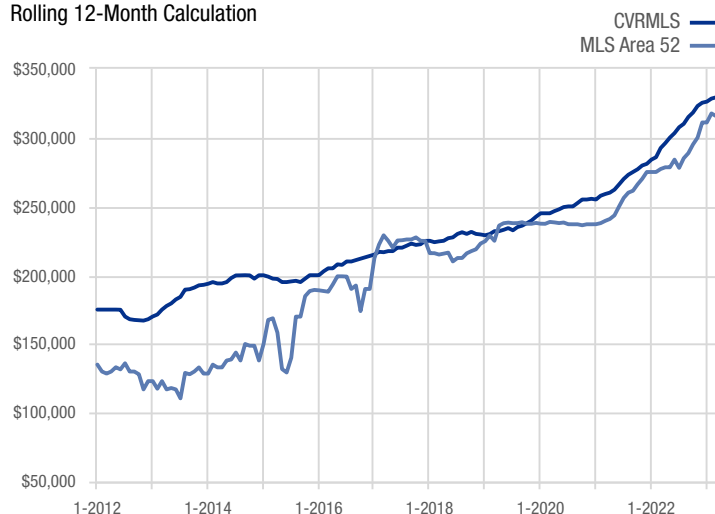
Median Sales Price - Single-Family

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.