

# Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 54

54-Chesterfield

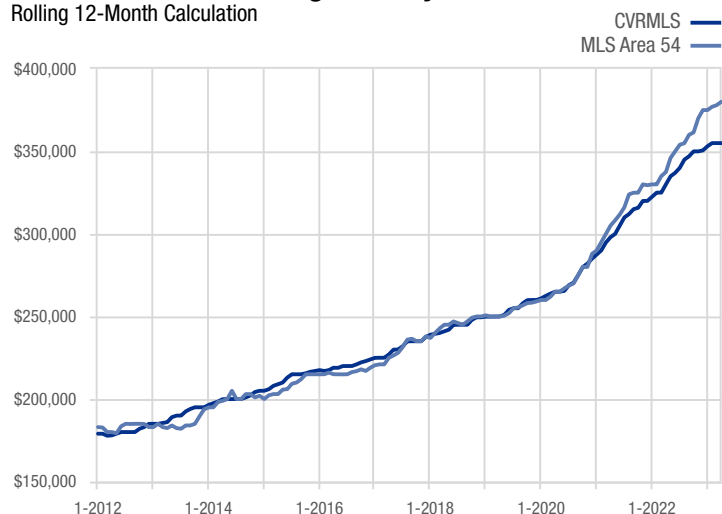
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	218	130	- 40.4%	699	557	- 20.3%
Pending Sales	179	130	- 27.4%	602	501	- 16.8%
Closed Sales	164	124	- 24.4%	534	432	- 19.1%
Days on Market Until Sale	12	24	+ 100.0%	13	29	+ 123.1%
Median Sales Price*	\$381,500	\$420,500	+ 10.2%	\$366,500	\$390,500	+ 6.5%
Average Sales Price*	\$401,834	\$451,410	+ 12.3%	\$383,366	\$429,270	+ 12.0%
Percent of Original List Price Received*	108.1%	101.5%	- 6.1%	105.7%	100.4%	- 5.0%
Inventory of Homes for Sale	141	139	- 1.4%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	17	29	+ 70.6%	93	90	- 3.2%
Pending Sales	20	27	+ 35.0%	91	85	- 6.6%
Closed Sales	24	11	- 54.2%	68	57	- 16.2%
Days on Market Until Sale	20	43	+ 115.0%	24	32	+ 33.3%
Median Sales Price*	\$295,913	\$329,138	+ 11.2%	\$304,323	\$310,385	+ 2.0%
Average Sales Price*	\$311,034	\$304,121	- 2.2%	\$305,970	\$299,550	- 2.1%
Percent of Original List Price Received*	106.2%	99.3%	- 6.5%	103.6%	99.4%	- 4.1%
Inventory of Homes for Sale	17	37	+ 117.6%	—	—	—
Months Supply of Inventory	0.8	2.0	+ 150.0%	—	—	—

\* 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.

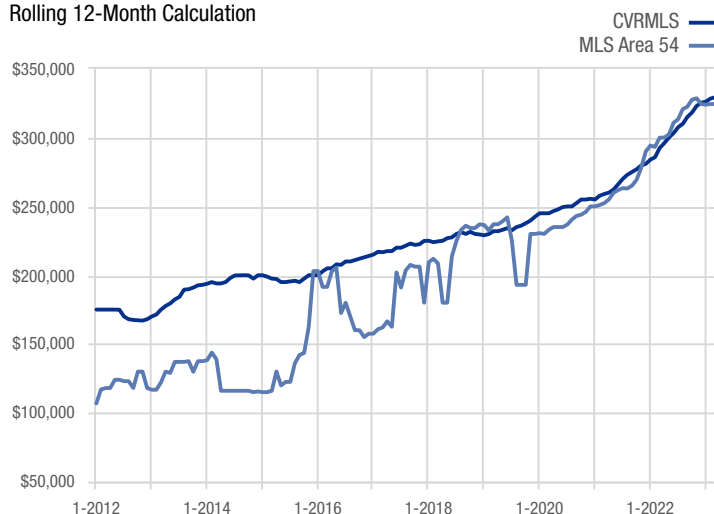
### Median Sales Price - Single-Family

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.