

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

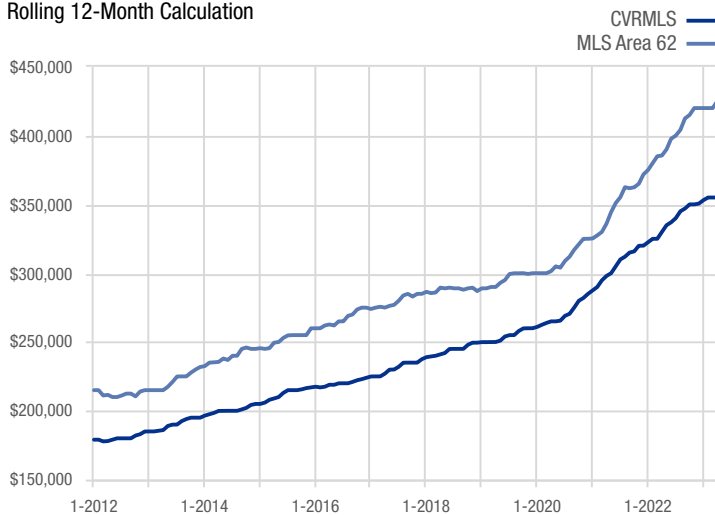
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	190	156	- 17.9%	620	483	- 22.1%
Pending Sales	155	143	- 7.7%	561	423	- 24.6%
Closed Sales	166	104	- 37.3%	533	335	- 37.1%
Days on Market Until Sale	7	17	+ 142.9%	15	24	+ 60.0%
Median Sales Price*	\$421,500	\$460,000	+ 9.1%	\$415,000	\$450,000	+ 8.4%
Average Sales Price*	\$456,353	\$485,685	+ 6.4%	\$451,528	\$486,211	+ 7.7%
Percent of Original List Price Received*	109.9%	103.7%	- 5.6%	107.7%	102.7%	- 4.6%
Inventory of Homes for Sale	100	107	+ 7.0%	—	—	—
Months Supply of Inventory	0.6	0.9	+ 50.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	52	77	+ 48.1%	149	234	+ 57.0%
Pending Sales	37	52	+ 40.5%	144	210	+ 45.8%
Closed Sales	35	36	+ 2.9%	141	137	- 2.8%
Days on Market Until Sale	11	30	+ 172.7%	20	37	+ 85.0%
Median Sales Price*	\$342,500	\$386,100	+ 12.7%	\$364,161	\$389,945	+ 7.1%
Average Sales Price*	\$345,323	\$382,539	+ 10.8%	\$362,523	\$375,165	+ 3.5%
Percent of Original List Price Received*	103.9%	100.6%	- 3.2%	105.6%	99.9%	- 5.4%
Inventory of Homes for Sale	27	64	+ 137.0%	—	—	—
Months Supply of Inventory	0.7	1.8	+ 157.1%	—	—	—

* 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.

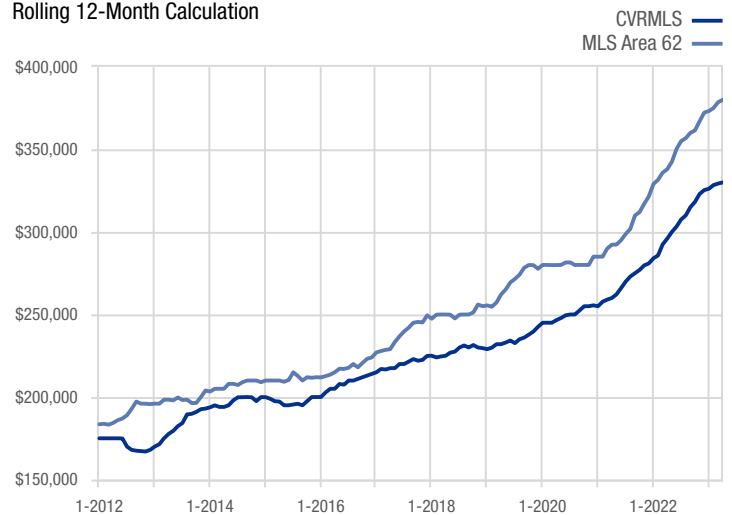
Median Sales Price - Single-Family

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.