

# Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 64

64-Chesterfield

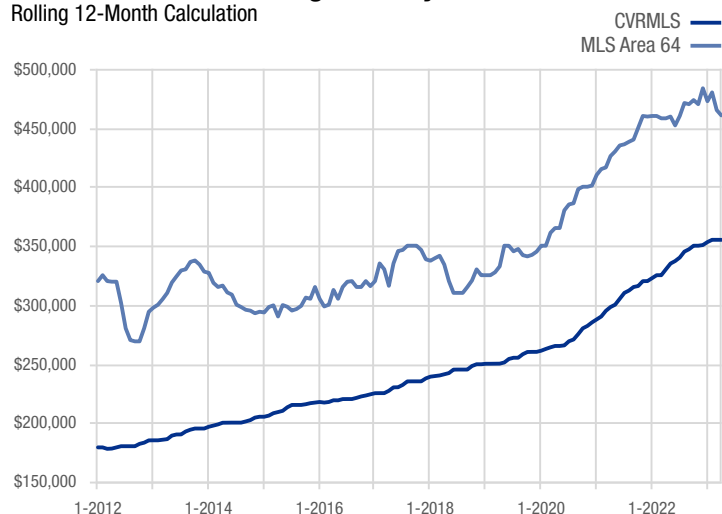
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	59	43	- 27.1%	156	146	- 6.4%
Pending Sales	52	42	- 19.2%	131	129	- 1.5%
Closed Sales	36	30	- 16.7%	119	104	- 12.6%
Days on Market Until Sale	11	10	- 9.1%	11	14	+ 27.3%
Median Sales Price*	\$600,000	\$491,050	- 18.2%	\$510,000	\$425,000	- 16.7%
Average Sales Price*	\$612,632	\$560,232	- 8.6%	\$546,068	\$519,657	- 4.8%
Percent of Original List Price Received*	110.2%	107.5%	- 2.5%	108.7%	105.1%	- 3.3%
Inventory of Homes for Sale	27	23	- 14.8%	—	—	—
Months Supply of Inventory	0.6	0.6	0.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	11	8	- 27.3%	53	49	- 7.5%
Pending Sales	12	8	- 33.3%	34	37	+ 8.8%
Closed Sales	13	4	- 69.2%	28	23	- 17.9%
Days on Market Until Sale	6	10	+ 66.7%	7	24	+ 242.9%
Median Sales Price*	\$270,000	\$252,425	- 6.5%	\$262,500	\$276,925	+ 5.5%
Average Sales Price*	\$296,846	\$239,950	- 19.2%	\$260,246	\$315,352	+ 21.2%
Percent of Original List Price Received*	107.5%	95.9%	- 10.8%	106.3%	100.2%	- 5.7%
Inventory of Homes for Sale	18	22	+ 22.2%	—	—	—
Months Supply of Inventory	2.3	2.6	+ 13.0%	—	—	—

\* 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.

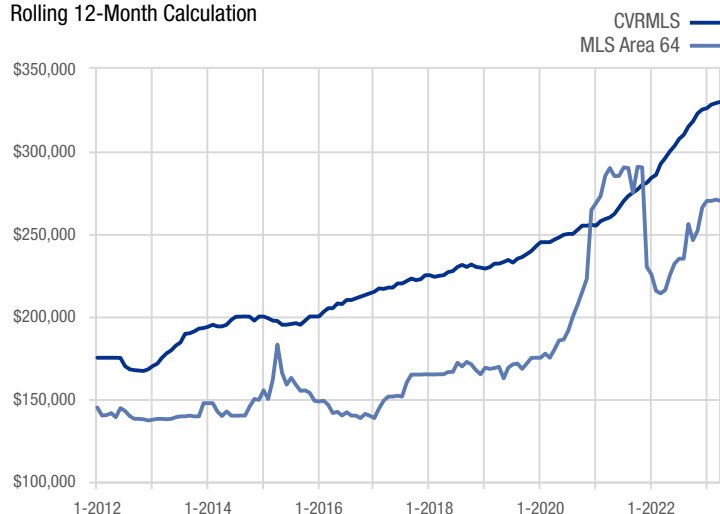
### Median Sales Price - Single-Family

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.