

Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

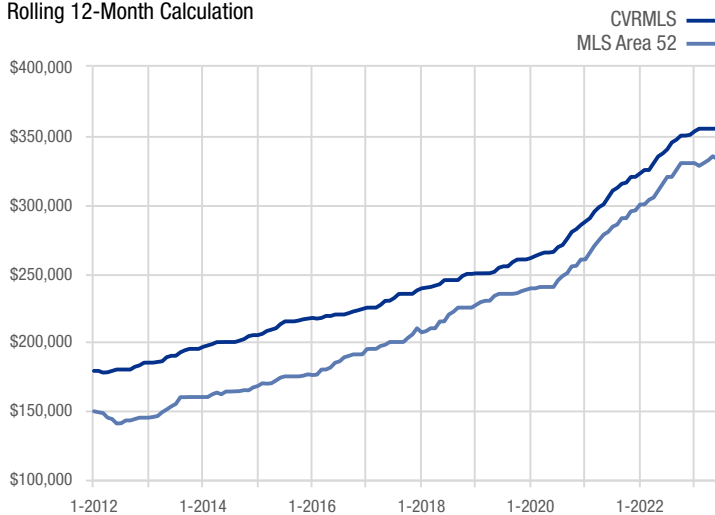
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	152	105	- 30.9%	860	622	- 27.7%
Pending Sales	126	111	- 11.9%	757	576	- 23.9%
Closed Sales	147	98	- 33.3%	743	523	- 29.6%
Days on Market Until Sale	10	13	+ 30.0%	11	20	+ 81.8%
Median Sales Price*	\$340,000	\$330,000	- 2.9%	\$328,000	\$339,900	+ 3.6%
Average Sales Price*	\$359,262	\$346,293	- 3.6%	\$348,407	\$346,887	- 0.4%
Percent of Original List Price Received*	104.3%	102.4%	- 1.8%	104.8%	100.1%	- 4.5%
Inventory of Homes for Sale	107	87	- 18.7%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	16	8	- 50.0%	54	86	+ 59.3%
Pending Sales	7	18	+ 157.1%	46	77	+ 67.4%
Closed Sales	15	17	+ 13.3%	48	61	+ 27.1%
Days on Market Until Sale	21	27	+ 28.6%	15	26	+ 73.3%
Median Sales Price*	\$323,945	\$325,000	+ 0.3%	\$298,750	\$316,250	+ 5.9%
Average Sales Price*	\$307,225	\$310,364	+ 1.0%	\$270,056	\$306,183	+ 13.4%
Percent of Original List Price Received*	102.0%	98.7%	- 3.2%	102.9%	99.7%	- 3.1%
Inventory of Homes for Sale	10	17	+ 70.0%	—	—	—
Months Supply of Inventory	1.2	1.6	+ 33.3%	—	—	—

* 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.

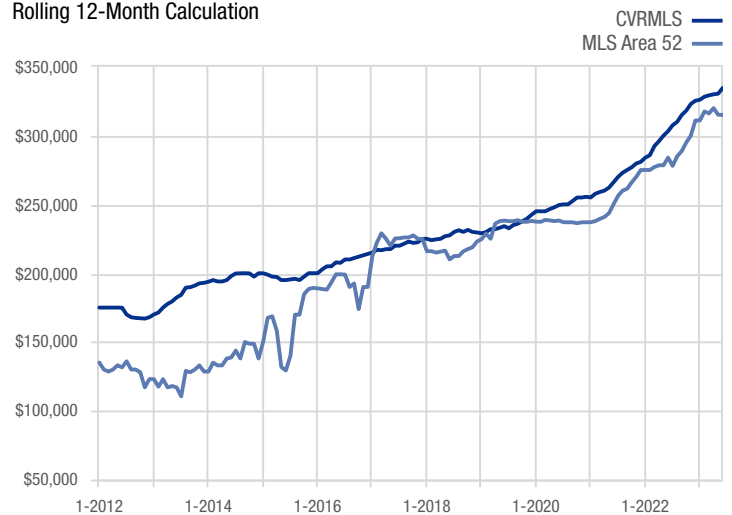
Median Sales Price - Single-Family

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.