

Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

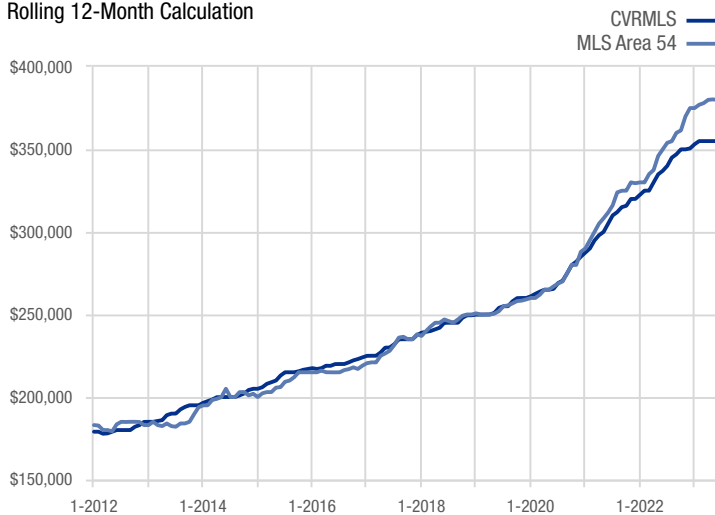
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	227	155	- 31.7%	1,150	894	- 22.3%
Pending Sales	176	126	- 28.4%	985	800	- 18.8%
Closed Sales	202	154	- 23.8%	914	714	- 21.9%
Days on Market Until Sale	9	16	+ 77.8%	12	26	+ 116.7%
Median Sales Price*	\$385,000	\$371,000	- 3.6%	\$374,922	\$387,000	+ 3.2%
Average Sales Price*	\$411,092	\$412,055	+ 0.2%	\$392,855	\$427,265	+ 8.8%
Percent of Original List Price Received*	104.6%	102.7%	- 1.8%	105.6%	101.5%	- 3.9%
Inventory of Homes for Sale	171	147	- 14.0%	—	—	—
Months Supply of Inventory	1.0	1.1	+ 10.0%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	26	30	+ 15.4%	150	144	- 4.0%
Pending Sales	25	20	- 20.0%	137	127	- 7.3%
Closed Sales	25	16	- 36.0%	116	94	- 19.0%
Days on Market Until Sale	21	32	+ 52.4%	26	29	+ 11.5%
Median Sales Price*	\$347,168	\$319,574	- 7.9%	\$314,660	\$320,875	+ 2.0%
Average Sales Price*	\$335,253	\$321,920	- 4.0%	\$315,375	\$308,383	- 2.2%
Percent of Original List Price Received*	103.6%	100.7%	- 2.8%	103.4%	100.0%	- 3.3%
Inventory of Homes for Sale	23	36	+ 56.5%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

* 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.

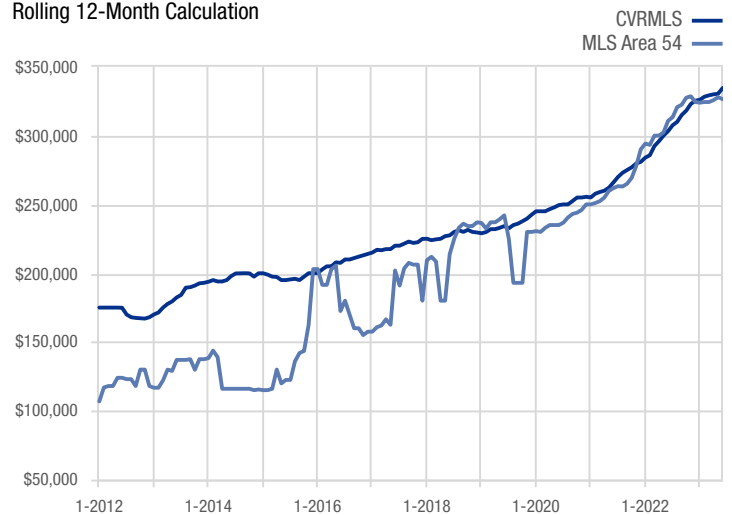
Median Sales Price - Single-Family

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.