

Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

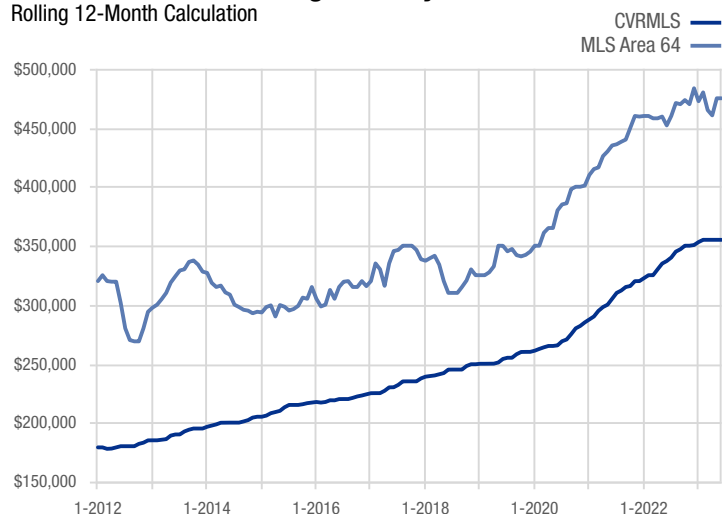
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	62	44	- 29.0%	286	229	- 19.9%
Pending Sales	51	38	- 25.5%	246	208	- 15.4%
Closed Sales	61	46	- 24.6%	221	194	- 12.2%
Days on Market Until Sale	7	7	0.0%	9	11	+ 22.2%
Median Sales Price*	\$477,500	\$520,500	+ 9.0%	\$491,008	\$470,000	- 4.3%
Average Sales Price*	\$569,232	\$641,427	+ 12.7%	\$553,063	\$586,011	+ 6.0%
Percent of Original List Price Received*	110.2%	106.4%	- 3.4%	109.6%	105.6%	- 3.6%
Inventory of Homes for Sale	36	23	- 36.1%	—	—	—
Months Supply of Inventory	0.9	0.7	- 22.2%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	15	5	- 66.7%	79	70	- 11.4%
Pending Sales	13	10	- 23.1%	57	64	+ 12.3%
Closed Sales	9	16	+ 77.8%	49	46	- 6.1%
Days on Market Until Sale	6	57	+ 850.0%	7	35	+ 400.0%
Median Sales Price*	\$284,500	\$280,500	- 1.4%	\$265,000	\$305,012	+ 15.1%
Average Sales Price*	\$279,500	\$288,273	+ 3.1%	\$271,794	\$319,078	+ 17.4%
Percent of Original List Price Received*	109.7%	103.5%	- 5.7%	107.1%	101.4%	- 5.3%
Inventory of Homes for Sale	21	14	- 33.3%	—	—	—
Months Supply of Inventory	2.6	1.6	- 38.5%	—	—	—

* 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.

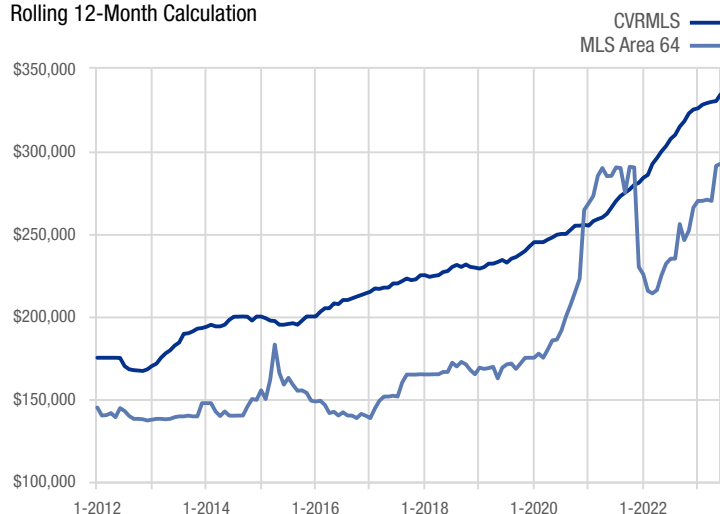
Median Sales Price - Single-Family

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.