

Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

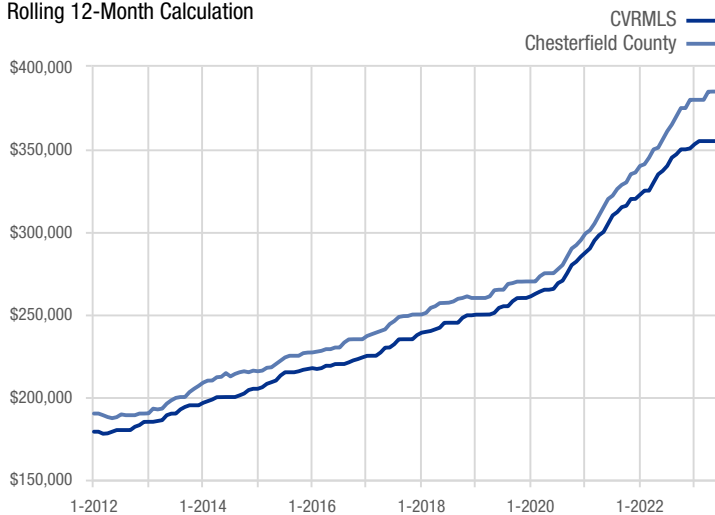
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	653	445	- 31.9%	3,313	2,521	- 23.9%
Pending Sales	515	409	- 20.6%	2,889	2,265	- 21.6%
Closed Sales	600	432	- 28.0%	2,759	2,038	- 26.1%
Days on Market Until Sale	10	14	+ 40.0%	12	21	+ 75.0%
Median Sales Price*	\$389,500	\$400,000	+ 2.7%	\$380,000	\$393,870	+ 3.7%
Average Sales Price*	\$433,576	\$456,657	+ 5.3%	\$414,805	\$440,989	+ 6.3%
Percent of Original List Price Received*	105.6%	103.1%	- 2.4%	106.3%	102.1%	- 4.0%
Inventory of Homes for Sale	441	379	- 14.1%	—	—	—
Months Supply of Inventory	0.9	1.0	+ 11.1%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	106	89	- 16.0%	507	631	+ 24.5%
Pending Sales	83	94	+ 13.3%	446	564	+ 26.5%
Closed Sales	98	79	- 19.4%	434	392	- 9.7%
Days on Market Until Sale	21	34	+ 61.9%	20	32	+ 60.0%
Median Sales Price*	\$348,263	\$335,803	- 3.6%	\$335,640	\$345,000	+ 2.8%
Average Sales Price*	\$343,994	\$341,038	- 0.9%	\$331,281	\$344,492	+ 4.0%
Percent of Original List Price Received*	104.2%	101.1%	- 3.0%	104.7%	100.3%	- 4.2%
Inventory of Homes for Sale	89	130	+ 46.1%	—	—	—
Months Supply of Inventory	1.2	1.7	+ 41.7%	—	—	—

* 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.

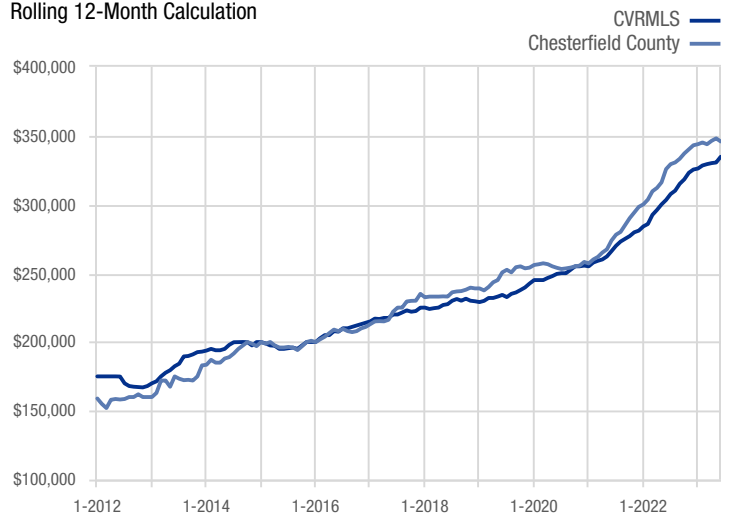
Median Sales Price - Single-Family

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.