

# Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 52

52-Chesterfield

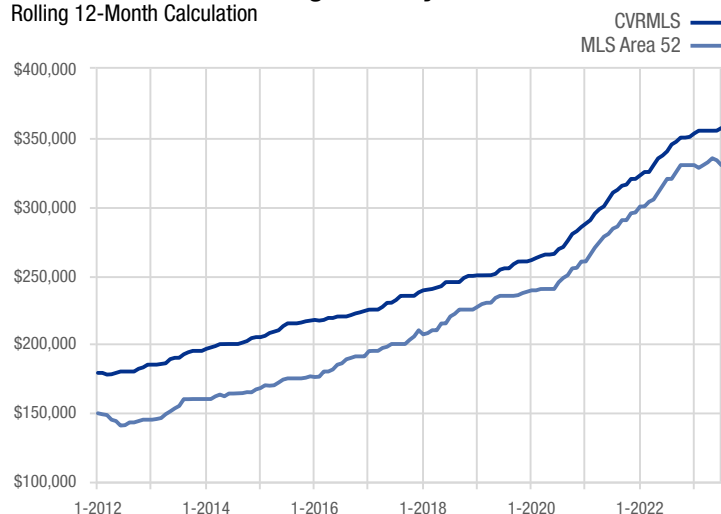
Single Family	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	139	120	- 13.7%	999	744	- 25.5%
Pending Sales	93	99	+ 6.5%	850	668	- 21.4%
Closed Sales	147	103	- 29.9%	890	627	- 29.6%
Days on Market Until Sale	10	11	+ 10.0%	11	18	+ 63.6%
Median Sales Price*	\$376,150	\$325,000	- 13.6%	\$335,000	\$335,000	0.0%
Average Sales Price*	\$376,753	\$339,871	- 9.8%	\$353,115	\$345,748	- 2.1%
Percent of Original List Price Received*	104.0%	102.8%	- 1.2%	104.7%	100.6%	- 3.9%
Inventory of Homes for Sale	137	108	- 21.2%	—	—	—
Months Supply of Inventory	1.0	1.2	+ 20.0%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	11	5	- 54.5%	65	92	+ 41.5%
Pending Sales	8	9	+ 12.5%	54	84	+ 55.6%
Closed Sales	4	16	+ 300.0%	52	77	+ 48.1%
Days on Market Until Sale	4	60	+ 1,400.0%	14	33	+ 135.7%
Median Sales Price*	\$133,500	\$330,948	+ 147.9%	\$289,975	\$326,560	+ 12.6%
Average Sales Price*	\$143,750	\$299,633	+ 108.4%	\$260,340	\$304,804	+ 17.1%
Percent of Original List Price Received*	102.7%	98.2%	- 4.4%	102.9%	99.4%	- 3.4%
Inventory of Homes for Sale	13	16	+ 23.1%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

\* 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.

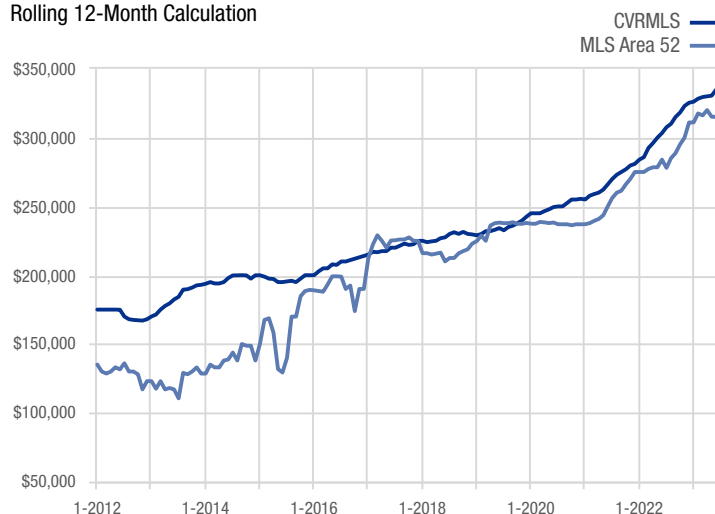
### Median Sales Price - Single-Family

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.