

# Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 64

64-Chesterfield

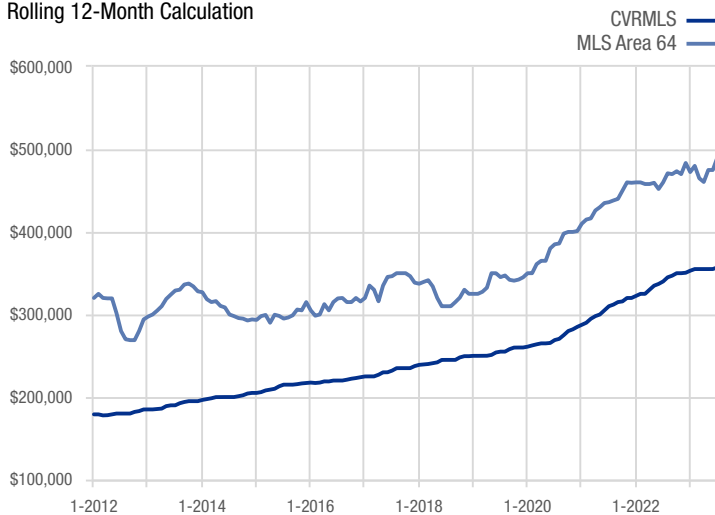
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	57	28	- 50.9%	343	258	- 24.8%
Pending Sales	55	29	- 47.3%	301	236	- 21.6%
Closed Sales	54	35	- 35.2%	275	230	- 16.4%
Days on Market Until Sale	11	13	+ 18.2%	10	12	+ 20.0%
Median Sales Price*	\$465,000	\$625,000	+ 34.4%	\$486,000	\$507,000	+ 4.3%
Average Sales Price*	\$579,194	\$647,351	+ 11.8%	\$558,251	\$595,510	+ 6.7%
Percent of Original List Price Received*	103.9%	102.2%	- 1.6%	108.4%	105.1%	- 3.0%
Inventory of Homes for Sale	37	22	- 40.5%	—	—	—
Months Supply of Inventory	0.9	0.7	- 22.2%	—	—	—

Condo/Town	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	10	10	0.0%	89	81	- 9.0%
Pending Sales	9	9	0.0%	66	73	+ 10.6%
Closed Sales	11	6	- 45.5%	60	52	- 13.3%
Days on Market Until Sale	5	9	+ 80.0%	7	32	+ 357.1%
Median Sales Price*	\$270,000	\$281,800	+ 4.4%	\$267,500	\$299,000	+ 11.8%
Average Sales Price*	\$284,616	\$275,767	- 3.1%	\$274,145	\$313,983	+ 14.5%
Percent of Original List Price Received*	102.3%	101.5%	- 0.8%	106.2%	101.4%	- 4.5%
Inventory of Homes for Sale	22	15	- 31.8%	—	—	—
Months Supply of Inventory	2.6	1.7	- 34.6%	—	—	—

\* 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.

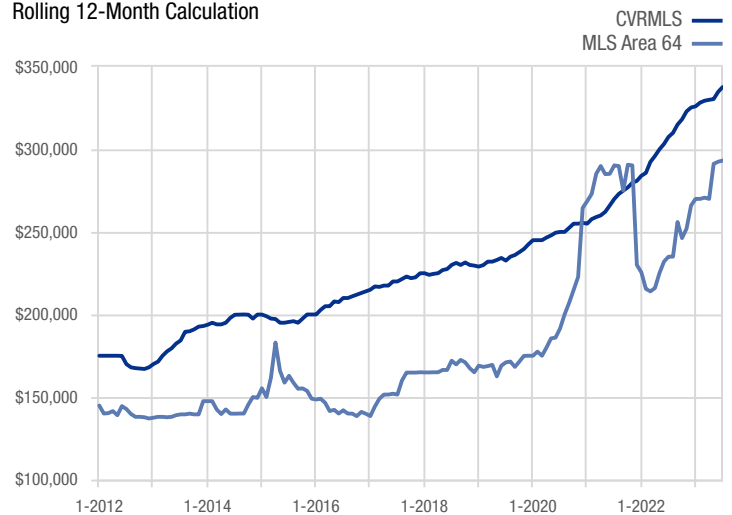
### Median Sales Price - Single-Family

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.