

# Local Market Update – August 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 54

54-Chesterfield

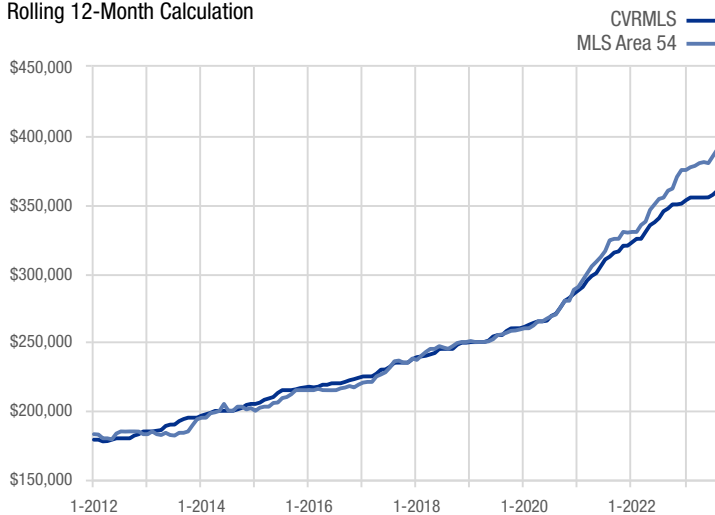
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	171	162	- 5.3%	1,527	1,214	- 20.5%
Pending Sales	163	123	- 24.5%	1,302	1,045	- 19.7%
Closed Sales	187	125	- 33.2%	1,283	972	- 24.2%
Days on Market Until Sale	12	15	+ 25.0%	12	23	+ 91.7%
Median Sales Price*	\$368,000	\$392,500	+ 6.7%	\$370,000	\$390,000	+ 5.4%
Average Sales Price*	\$415,367	\$448,458	+ 8.0%	\$396,154	\$433,832	+ 9.5%
Percent of Original List Price Received*	102.2%	102.8%	+ 0.6%	104.9%	101.7%	- 3.1%
Inventory of Homes for Sale	191	183	- 4.2%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

Condo/Town	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	20	26	+ 30.0%	189	202	+ 6.9%
Pending Sales	16	18	+ 12.5%	170	171	+ 0.6%
Closed Sales	18	15	- 16.7%	155	119	- 23.2%
Days on Market Until Sale	17	57	+ 235.3%	22	34	+ 54.5%
Median Sales Price*	\$343,910	\$330,000	- 4.0%	\$321,673	\$325,084	+ 1.1%
Average Sales Price*	\$331,035	\$327,020	- 1.2%	\$317,943	\$312,933	- 1.6%
Percent of Original List Price Received*	103.7%	98.7%	- 4.8%	103.5%	99.9%	- 3.5%
Inventory of Homes for Sale	27	39	+ 44.4%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

\* 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.

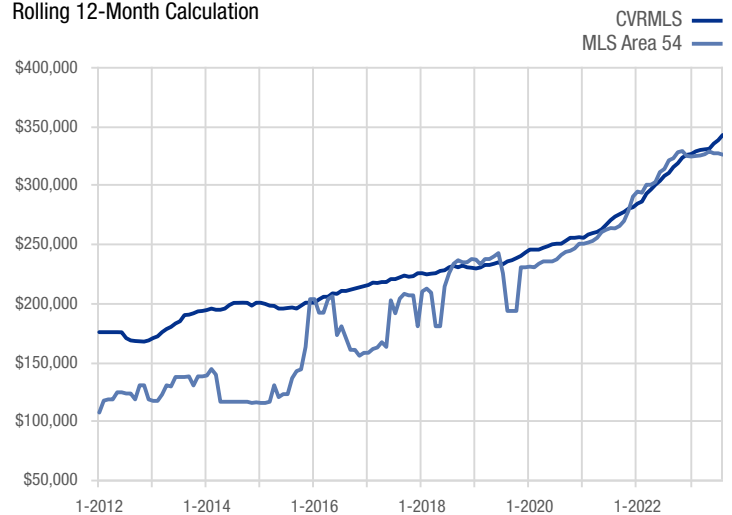
### Median Sales Price - Single-Family

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.