

Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

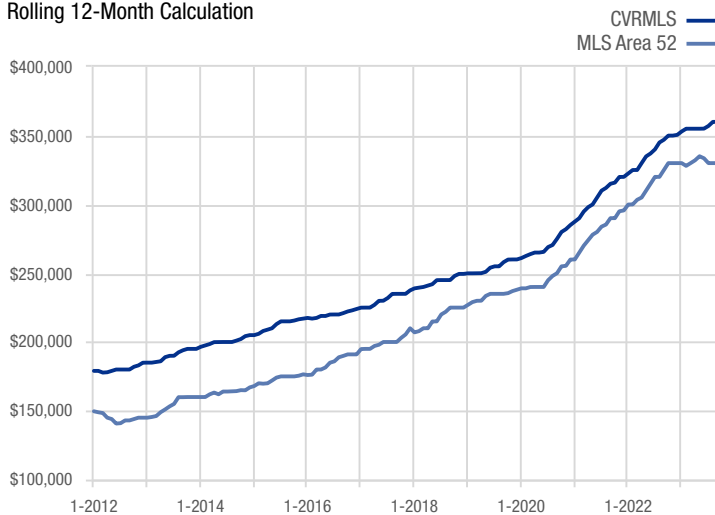
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	136	92	- 32.4%	1,276	956	- 25.1%
Pending Sales	109	79	- 27.5%	1,086	843	- 22.4%
Closed Sales	116	90	- 22.4%	1,134	819	- 27.8%
Days on Market Until Sale	13	20	+ 53.8%	11	18	+ 63.6%
Median Sales Price*	\$355,000	\$353,000	- 0.6%	\$335,000	\$340,000	+ 1.5%
Average Sales Price*	\$372,629	\$374,163	+ 0.4%	\$355,505	\$349,771	- 1.6%
Percent of Original List Price Received*	101.2%	100.8%	- 0.4%	104.1%	100.6%	- 3.4%
Inventory of Homes for Sale	127	116	- 8.7%	—	—	—
Months Supply of Inventory	1.0	1.3	+ 30.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	18	16	- 11.1%	95	124	+ 30.5%
Pending Sales	11	8	- 27.3%	73	108	+ 47.9%
Closed Sales	9	17	+ 88.9%	72	105	+ 45.8%
Days on Market Until Sale	17	48	+ 182.4%	18	37	+ 105.6%
Median Sales Price*	\$320,000	\$337,465	+ 5.5%	\$300,750	\$331,985	+ 10.4%
Average Sales Price*	\$303,984	\$311,735	+ 2.5%	\$268,423	\$311,697	+ 16.1%
Percent of Original List Price Received*	105.0%	101.2%	- 3.6%	103.0%	99.8%	- 3.1%
Inventory of Homes for Sale	18	19	+ 5.6%	—	—	—
Months Supply of Inventory	2.1	1.7	- 19.0%	—	—	—

* 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.

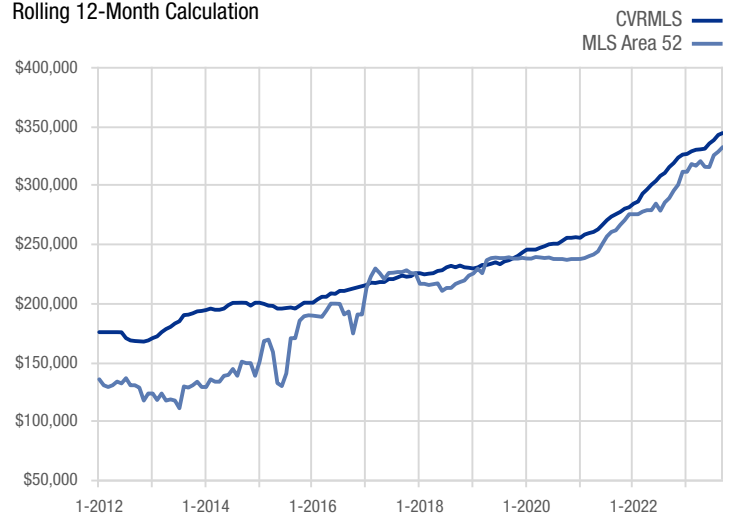
Median Sales Price - Single-Family

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.