

Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

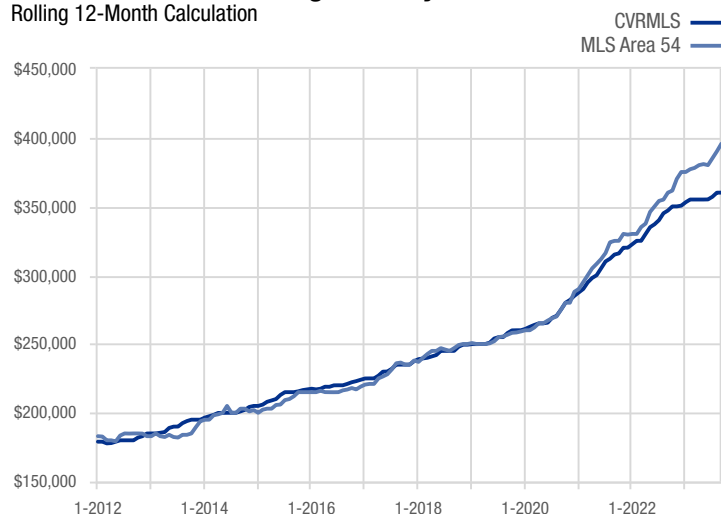
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	183	134	- 26.8%	1,710	1,354	- 20.8%
Pending Sales	137	114	- 16.8%	1,439	1,154	- 19.8%
Closed Sales	166	133	- 19.9%	1,449	1,106	- 23.7%
Days on Market Until Sale	13	20	+ 53.8%	12	23	+ 91.7%
Median Sales Price*	\$372,760	\$445,000	+ 19.4%	\$370,000	\$395,000	+ 6.8%
Average Sales Price*	\$405,074	\$455,121	+ 12.4%	\$397,154	\$436,377	+ 9.9%
Percent of Original List Price Received*	101.6%	101.1%	- 0.5%	104.5%	101.6%	- 2.8%
Inventory of Homes for Sale	206	193	- 6.3%	—	—	—
Months Supply of Inventory	1.3	1.6	+ 23.1%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	21	16	- 23.8%	210	218	+ 3.8%
Pending Sales	16	19	+ 18.8%	186	188	+ 1.1%
Closed Sales	16	13	- 18.8%	171	132	- 22.8%
Days on Market Until Sale	7	64	+ 814.3%	21	37	+ 76.2%
Median Sales Price*	\$352,870	\$379,000	+ 7.4%	\$324,368	\$328,320	+ 1.2%
Average Sales Price*	\$320,823	\$385,187	+ 20.1%	\$318,218	\$320,215	+ 0.6%
Percent of Original List Price Received*	102.8%	100.0%	- 2.7%	103.4%	99.9%	- 3.4%
Inventory of Homes for Sale	29	36	+ 24.1%	—	—	—
Months Supply of Inventory	1.4	1.9	+ 35.7%	—	—	—

* 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.

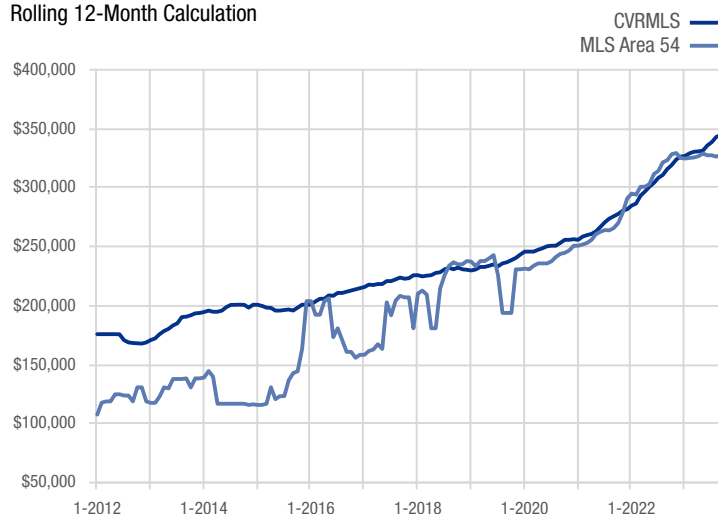
Median Sales Price - Single-Family

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.