

Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

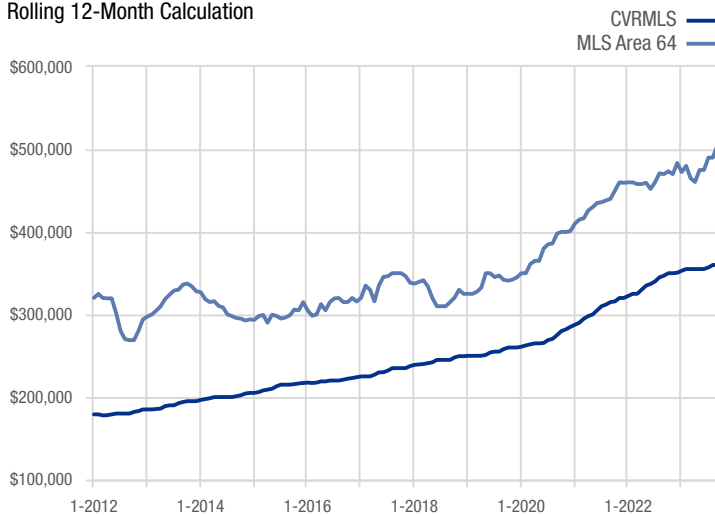
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	43	38	- 11.6%	416	337	- 19.0%
Pending Sales	33	27	- 18.2%	371	299	- 19.4%
Closed Sales	36	37	+ 2.8%	368	297	- 19.3%
Days on Market Until Sale	11	12	+ 9.1%	10	12	+ 20.0%
Median Sales Price*	\$425,000	\$490,000	+ 15.3%	\$480,000	\$505,000	+ 5.2%
Average Sales Price*	\$501,533	\$583,540	+ 16.4%	\$552,182	\$592,774	+ 7.4%
Percent of Original List Price Received*	100.8%	101.1%	+ 0.3%	106.6%	104.1%	- 2.3%
Inventory of Homes for Sale	32	30	- 6.3%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	9	16	+ 77.8%	104	102	- 1.9%
Pending Sales	6	7	+ 16.7%	78	86	+ 10.3%
Closed Sales	10	12	+ 20.0%	79	72	- 8.9%
Days on Market Until Sale	16	9	- 43.8%	8	26	+ 225.0%
Median Sales Price*	\$310,750	\$365,000	+ 17.5%	\$270,000	\$314,500	+ 16.5%
Average Sales Price*	\$279,698	\$348,880	+ 24.7%	\$276,861	\$326,983	+ 18.1%
Percent of Original List Price Received*	97.9%	103.1%	+ 5.3%	104.8%	101.6%	- 3.1%
Inventory of Homes for Sale	24	21	- 12.5%	—	—	—
Months Supply of Inventory	2.9	2.4	- 17.2%	—	—	—

* 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.

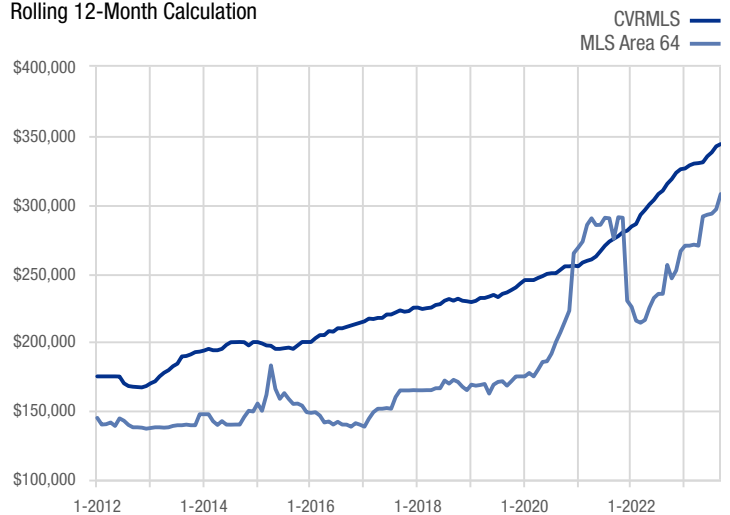
Median Sales Price - Single-Family

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.