

Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

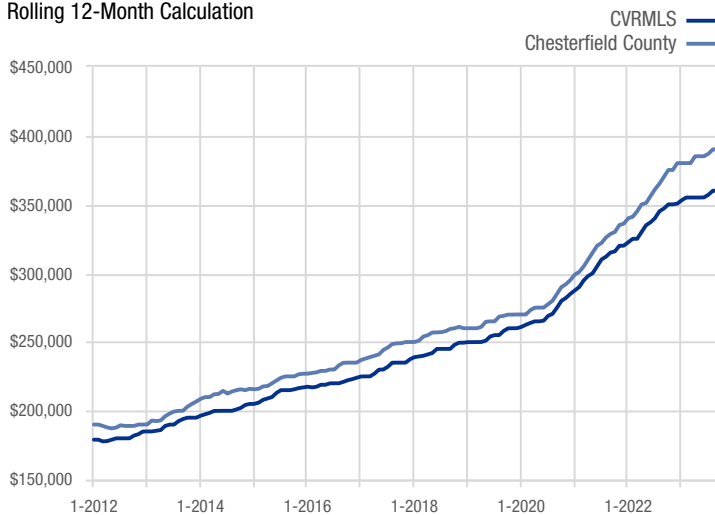
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	487	380	- 22.0%	4,847	3,842	- 20.7%
Pending Sales	387	320	- 17.3%	4,196	3,288	- 21.6%
Closed Sales	436	355	- 18.6%	4,299	3,164	- 26.4%
Days on Market Until Sale	13	17	+ 30.8%	12	19	+ 58.3%
Median Sales Price*	\$380,000	\$408,500	+ 7.5%	\$380,000	\$397,000	+ 4.5%
Average Sales Price*	\$418,350	\$450,993	+ 7.8%	\$419,209	\$444,401	+ 6.0%
Percent of Original List Price Received*	101.6%	101.3%	- 0.3%	105.1%	101.9%	- 3.0%
Inventory of Homes for Sale	484	496	+ 2.5%	—	—	—
Months Supply of Inventory	1.0	1.5	+ 50.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	79	93	+ 17.7%	732	931	+ 27.2%
Pending Sales	57	73	+ 28.1%	619	800	+ 29.2%
Closed Sales	71	93	+ 31.0%	659	660	+ 0.2%
Days on Market Until Sale	17	34	+ 100.0%	20	32	+ 60.0%
Median Sales Price*	\$357,213	\$379,000	+ 6.1%	\$343,867	\$359,275	+ 4.5%
Average Sales Price*	\$332,930	\$366,070	+ 10.0%	\$332,629	\$350,498	+ 5.4%
Percent of Original List Price Received*	102.7%	101.6%	- 1.1%	104.2%	100.6%	- 3.5%
Inventory of Homes for Sale	113	146	+ 29.2%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

* 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.

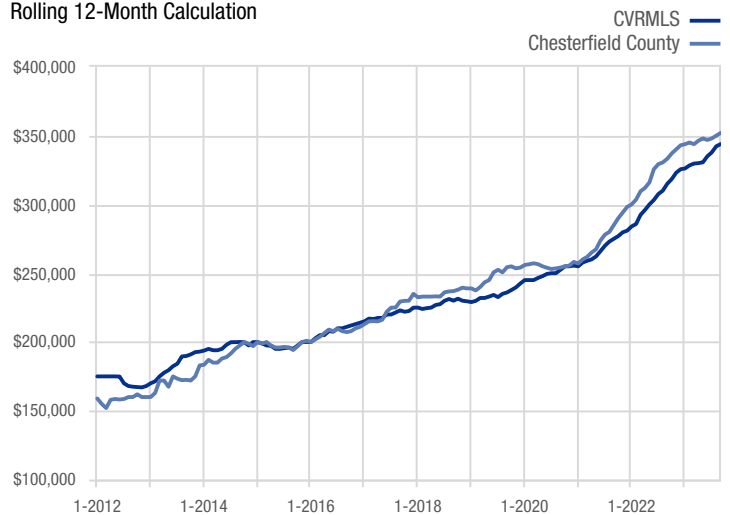
Median Sales Price - Single-Family

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.