

# Local Market Update – October 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 62

62-Chesterfield

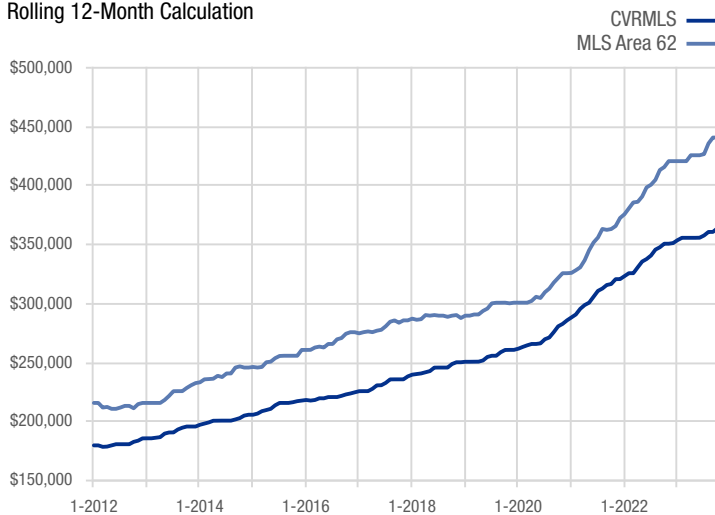
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	106	114	+ 7.5%	1,551	1,314	- 15.3%
Pending Sales	90	86	- 4.4%	1,389	1,075	- 22.6%
Closed Sales	127	87	- 31.5%	1,475	1,029	- 30.2%
Days on Market Until Sale	19	15	- 21.1%	13	16	+ 23.1%
Median Sales Price*	\$407,500	\$435,000	+ 6.7%	\$420,000	\$449,000	+ 6.9%
Average Sales Price*	\$484,046	\$512,733	+ 5.9%	\$462,361	\$491,610	+ 6.3%
Percent of Original List Price Received*	100.4%	101.2%	+ 0.8%	105.7%	102.7%	- 2.8%
Inventory of Homes for Sale	120	167	+ 39.2%	—	—	—
Months Supply of Inventory	0.9	1.7	+ 88.9%	—	—	—

Condo/Town	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	40	45	+ 12.5%	363	532	+ 46.6%
Pending Sales	21	34	+ 61.9%	303	451	+ 48.8%
Closed Sales	30	51	+ 70.0%	367	402	+ 9.5%
Days on Market Until Sale	33	13	- 60.6%	23	27	+ 17.4%
Median Sales Price*	\$394,088	\$373,940	- 5.1%	\$369,903	\$387,760	+ 4.8%
Average Sales Price*	\$380,095	\$376,154	- 1.0%	\$367,842	\$378,003	+ 2.8%
Percent of Original List Price Received*	101.5%	101.4%	- 0.1%	104.5%	100.9%	- 3.4%
Inventory of Homes for Sale	58	77	+ 32.8%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

\* 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.

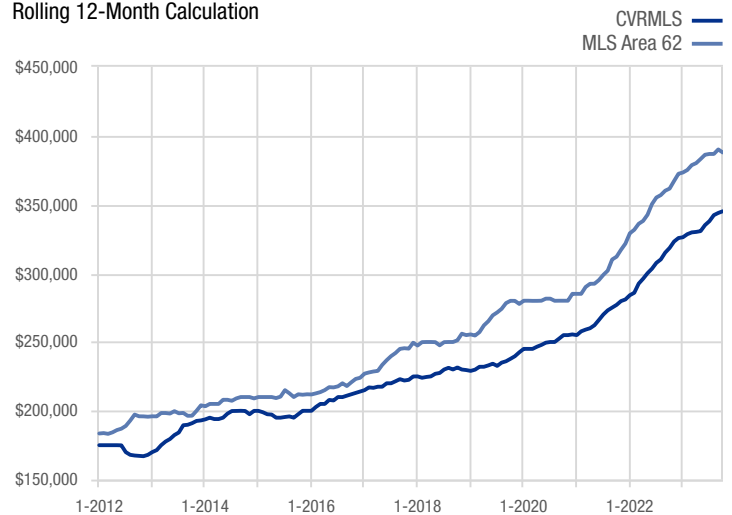
### Median Sales Price - Single-Family

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.