

Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

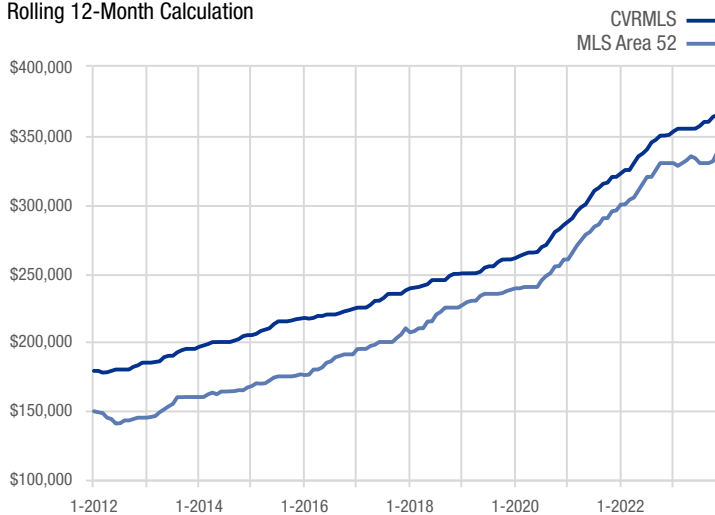
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	97	95	- 2.1%	1,492	1,162	- 22.1%
Pending Sales	64	78	+ 21.9%	1,248	986	- 21.0%
Closed Sales	91	79	- 13.2%	1,344	972	- 27.7%
Days on Market Until Sale	22	18	- 18.2%	12	18	+ 50.0%
Median Sales Price*	\$304,000	\$354,000	+ 16.4%	\$331,000	\$340,000	+ 2.7%
Average Sales Price*	\$334,940	\$365,270	+ 9.1%	\$352,843	\$352,894	+ 0.0%
Percent of Original List Price Received*	99.2%	100.8%	+ 1.6%	103.5%	100.5%	- 2.9%
Inventory of Homes for Sale	138	139	+ 0.7%	—	—	—
Months Supply of Inventory	1.2	1.6	+ 33.3%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	12	14	+ 16.7%	124	145	+ 16.9%
Pending Sales	9	15	+ 66.7%	93	131	+ 40.9%
Closed Sales	16	6	- 62.5%	98	123	+ 25.5%
Days on Market Until Sale	12	57	+ 375.0%	19	36	+ 89.5%
Median Sales Price*	\$344,954	\$347,450	+ 0.7%	\$310,093	\$331,475	+ 6.9%
Average Sales Price*	\$286,556	\$304,163	+ 6.1%	\$276,200	\$305,404	+ 10.6%
Percent of Original List Price Received*	102.8%	100.8%	- 1.9%	102.8%	99.9%	- 2.8%
Inventory of Homes for Sale	24	13	- 45.8%	—	—	—
Months Supply of Inventory	2.7	1.1	- 59.3%	—	—	—

* 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.

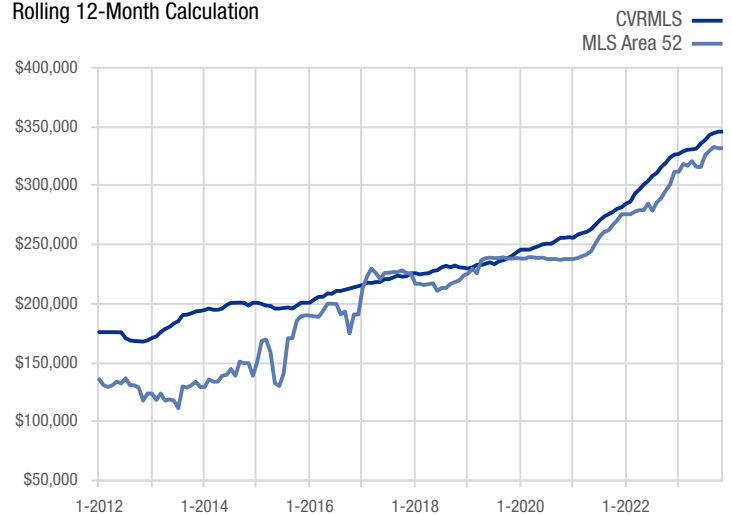
Median Sales Price - Single-Family

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.