

# Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 64

64-Chesterfield

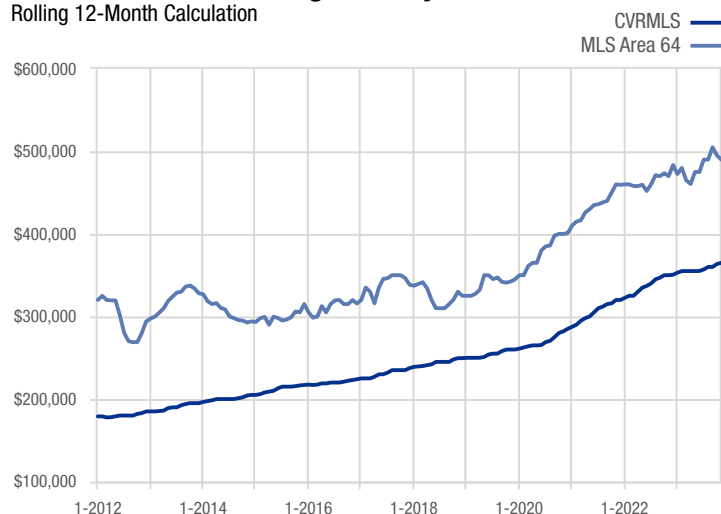
| Single Family                            | November  |           |          | Year to Date |              |          |
|------------------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                              | 2022      | 2023      | % Change | Thru 11-2022 | Thru 11-2023 | % Change |
| New Listings                             | 29        | 28        | - 3.4%   | 472          | 403          | - 14.6%  |
| Pending Sales                            | 24        | 27        | + 12.5%  | 424          | 355          | - 16.3%  |
| Closed Sales                             | 27        | 24        | - 11.1%  | 432          | 342          | - 20.8%  |
| Days on Market Until Sale                | 21        | 9         | - 57.1%  | 11           | 12           | + 9.1%   |
| Median Sales Price*                      | \$505,000 | \$463,000 | - 8.3%   | \$489,500    | \$497,450    | + 1.6%   |
| Average Sales Price*                     | \$538,500 | \$565,500 | + 5.0%   | \$556,758    | \$585,906    | + 5.2%   |
| Percent of Original List Price Received* | 96.4%     | 101.5%    | + 5.3%   | 105.4%       | 104.0%       | - 1.3%   |
| Inventory of Homes for Sale              | 24        | 29        | + 20.8%  | —            | —            | —        |
| Months Supply of Inventory               | 0.7       | 0.9       | + 28.6%  | —            | —            | —        |

| Condo/Town                               | November  |           |          | Year to Date |              |          |
|------------------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                              | 2022      | 2023      | % Change | Thru 11-2022 | Thru 11-2023 | % Change |
| New Listings                             | 7         | 5         | - 28.6%  | 121          | 123          | + 1.7%   |
| Pending Sales                            | 10        | 7         | - 30.0%  | 96           | 104          | + 8.3%   |
| Closed Sales                             | 6         | 8         | + 33.3%  | 91           | 90           | - 1.1%   |
| Days on Market Until Sale                | 12        | 79        | + 558.3% | 9            | 30           | + 233.3% |
| Median Sales Price*                      | \$197,475 | \$240,000 | + 21.5%  | \$263,000    | \$302,006    | + 14.8%  |
| Average Sales Price*                     | \$227,642 | \$248,624 | + 9.2%   | \$270,650    | \$316,265    | + 16.9%  |
| Percent of Original List Price Received* | 100.8%    | 100.7%    | - 0.1%   | 104.4%       | 101.6%       | - 2.7%   |
| Inventory of Homes for Sale              | 20        | 23        | + 15.0%  | —            | —            | —        |
| Months Supply of Inventory               | 2.4       | 2.6       | + 8.3%   | —            | —            | —        |

\* 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.

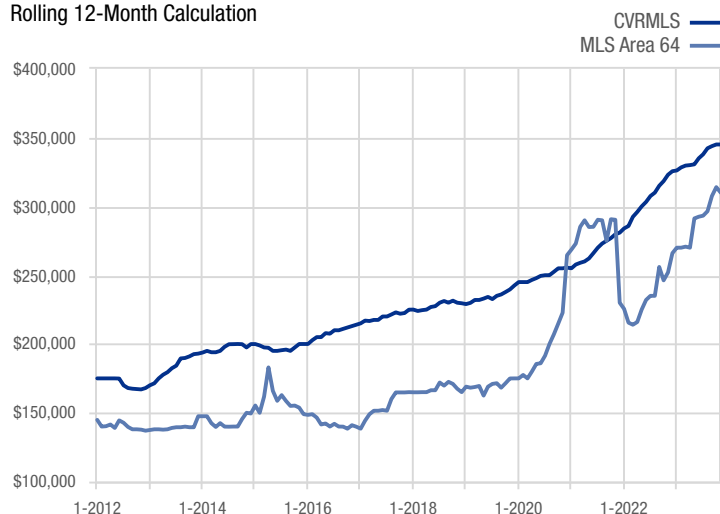
### Median Sales Price - Single-Family

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.