

Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

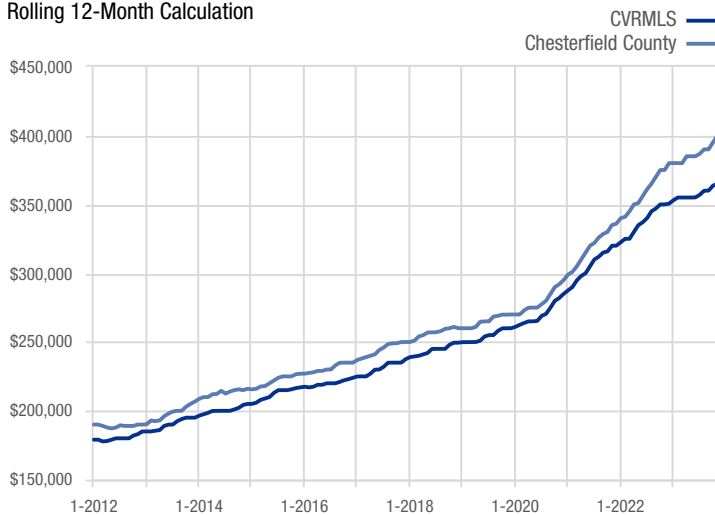
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	328	306	- 6.7%	5,574	4,570	- 18.0%
Pending Sales	235	289	+ 23.0%	4,772	3,841	- 19.5%
Closed Sales	333	282	- 15.3%	5,074	3,731	- 26.5%
Days on Market Until Sale	17	19	+ 11.8%	13	18	+ 38.5%
Median Sales Price*	\$374,960	\$420,000	+ 12.0%	\$380,000	\$400,000	+ 5.3%
Average Sales Price*	\$423,614	\$461,937	+ 9.0%	\$420,654	\$446,682	+ 6.2%
Percent of Original List Price Received*	100.2%	100.8%	+ 0.6%	104.4%	101.8%	- 2.5%
Inventory of Homes for Sale	496	521	+ 5.0%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	94	69	- 26.6%	909	1,106	+ 21.7%
Pending Sales	65	69	+ 6.2%	738	932	+ 26.3%
Closed Sales	69	67	- 2.9%	789	825	+ 4.6%
Days on Market Until Sale	16	42	+ 162.5%	20	31	+ 55.0%
Median Sales Price*	\$343,762	\$379,130	+ 10.3%	\$344,675	\$360,265	+ 4.5%
Average Sales Price*	\$330,346	\$371,411	+ 12.4%	\$333,390	\$351,331	+ 5.4%
Percent of Original List Price Received*	102.7%	101.6%	- 1.1%	104.0%	100.7%	- 3.2%
Inventory of Homes for Sale	149	160	+ 7.4%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

* 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.

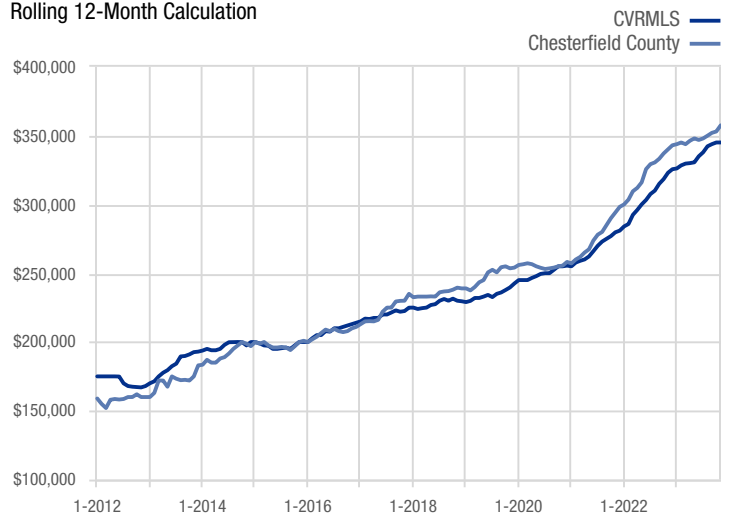
Median Sales Price - Single-Family

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.