

Local Market Update – December 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

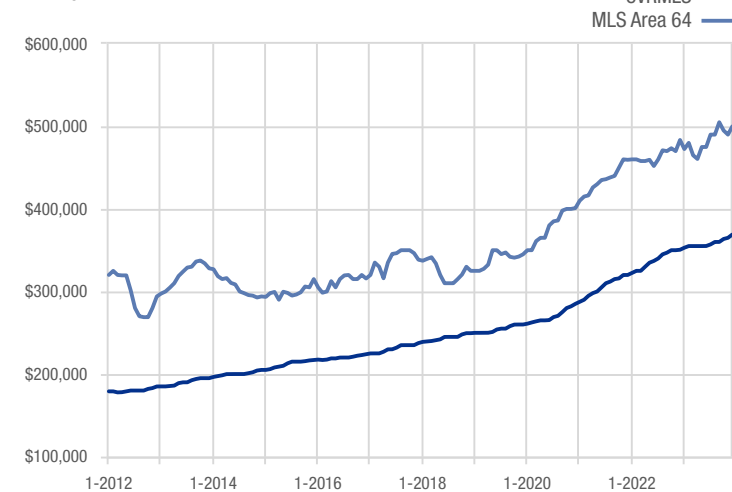
64-Chesterfield

Single Family	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	15	9	- 40.0%	487	414	- 15.0%
Pending Sales	22	12	- 45.5%	446	367	- 17.7%
Closed Sales	26	34	+ 30.8%	458	376	- 17.9%
Days on Market Until Sale	14	13	- 7.1%	11	12	+ 9.1%
Median Sales Price*	\$437,500	\$600,000	+ 37.1%	\$483,500	\$500,000	+ 3.4%
Average Sales Price*	\$491,689	\$596,730	+ 21.4%	\$553,032	\$586,869	+ 6.1%
Percent of Original List Price Received*	99.9%	100.0%	+ 0.1%	105.1%	103.6%	- 1.4%
Inventory of Homes for Sale	12	20	+ 66.7%	—	—	—
Months Supply of Inventory	0.3	0.7	+ 133.3%	—	—	—

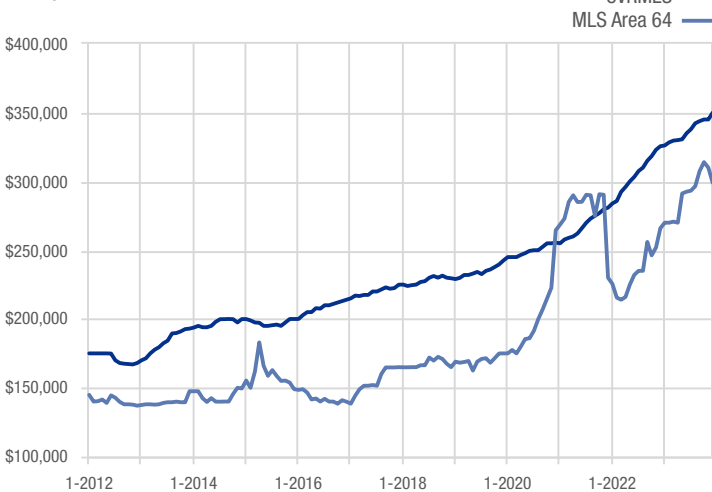
Condo/Town	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	4	7	+ 75.0%	125	131	+ 4.8%
Pending Sales	3	5	+ 66.7%	99	108	+ 9.1%
Closed Sales	9	9	0.0%	100	99	- 1.0%
Days on Market Until Sale	45	42	- 6.7%	12	31	+ 158.3%
Median Sales Price*	\$342,185	\$295,100	- 13.8%	\$266,000	\$299,000	+ 12.4%
Average Sales Price*	\$280,113	\$294,102	+ 5.0%	\$271,510	\$314,209	+ 15.7%
Percent of Original List Price Received*	102.1%	99.4%	- 2.6%	104.2%	101.4%	- 2.7%
Inventory of Homes for Sale	21	19	- 9.5%	—	—	—
Months Supply of Inventory	2.5	2.1	- 16.0%	—	—	—

* 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



Median Sales Price - Condo/Town



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.