

Local Market Update – December 2023

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

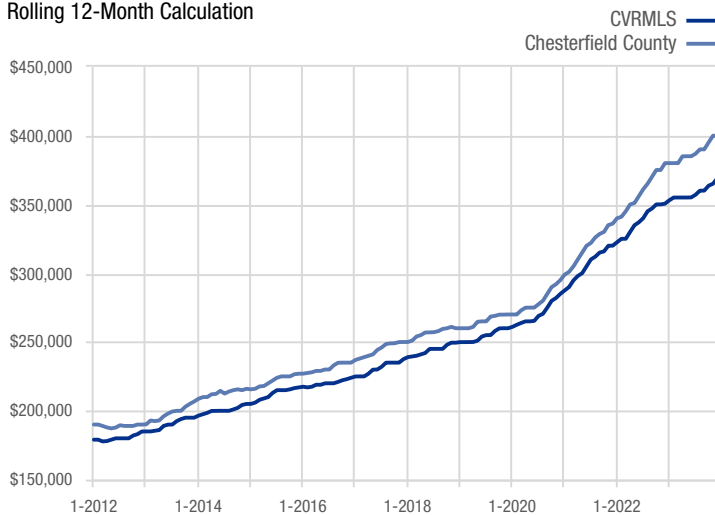
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	202	191	- 5.4%	5,776	4,769	- 17.4%
Pending Sales	232	220	- 5.2%	5,004	4,049	- 19.1%
Closed Sales	307	316	+ 2.9%	5,381	4,050	- 24.7%
Days on Market Until Sale	21	25	+ 19.0%	13	19	+ 46.2%
Median Sales Price*	\$372,000	\$385,000	+ 3.5%	\$380,000	\$399,970	+ 5.3%
Average Sales Price*	\$420,565	\$440,768	+ 4.8%	\$420,649	\$446,211	+ 6.1%
Percent of Original List Price Received*	100.1%	99.4%	- 0.7%	104.2%	101.6%	- 2.5%
Inventory of Homes for Sale	396	426	+ 7.6%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

Condo/Town	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	80	55	- 31.3%	989	1,162	+ 17.5%
Pending Sales	47	43	- 8.5%	785	971	+ 23.7%
Closed Sales	116	81	- 30.2%	905	909	+ 0.4%
Days on Market Until Sale	27	31	+ 14.8%	21	31	+ 47.6%
Median Sales Price*	\$334,000	\$367,000	+ 9.9%	\$342,965	\$360,880	+ 5.2%
Average Sales Price*	\$327,741	\$355,018	+ 8.3%	\$332,665	\$351,839	+ 5.8%
Percent of Original List Price Received*	100.5%	100.3%	- 0.2%	103.5%	100.7%	- 2.7%
Inventory of Homes for Sale	170	153	- 10.0%	—	—	—
Months Supply of Inventory	2.6	1.9	- 26.9%	—	—	—

* 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.

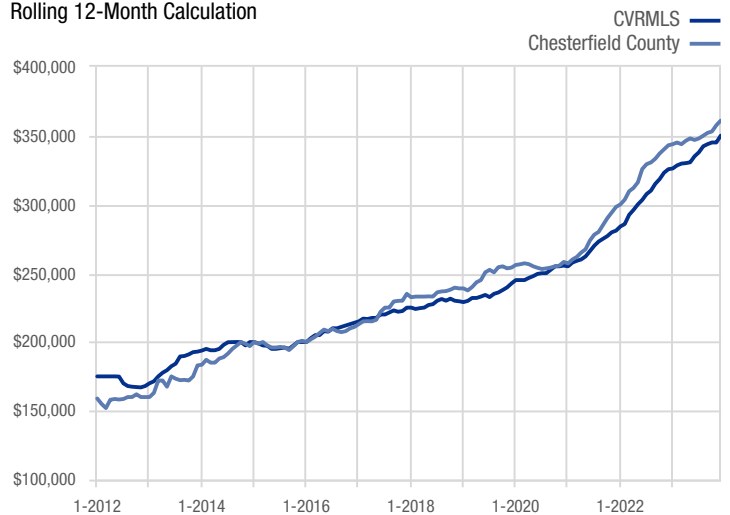
Median Sales Price - Single-Family

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.