

Local Market Update – January 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

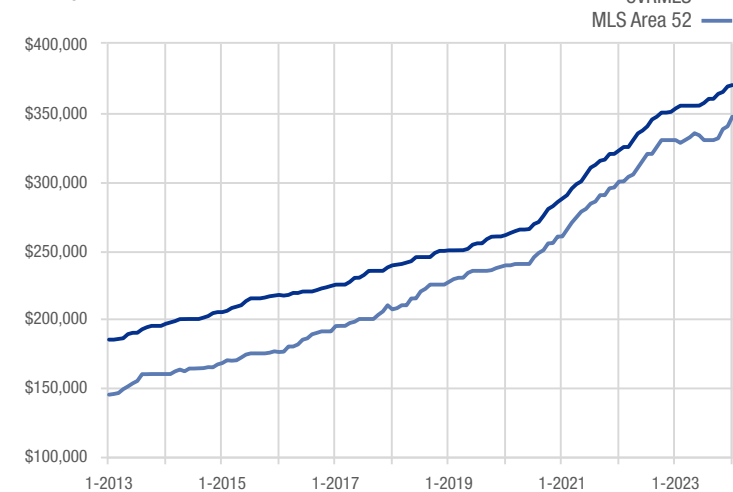
52-Chesterfield

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	85	104	+ 22.4%	85	104	+ 22.4%
Pending Sales	96	90	- 6.3%	96	90	- 6.3%
Closed Sales	69	55	- 20.3%	69	55	- 20.3%
Days on Market Until Sale	26	26	0.0%	26	26	0.0%
Median Sales Price*	\$314,000	\$375,000	+ 19.4%	\$314,000	\$375,000	+ 19.4%
Average Sales Price*	\$327,386	\$386,534	+ 18.1%	\$327,386	\$386,534	+ 18.1%
Percent of Original List Price Received*	98.9%	98.5%	- 0.4%	98.9%	98.5%	- 0.4%
Inventory of Homes for Sale	87	119	+ 36.8%	—	—	—
Months Supply of Inventory	0.8	1.4	+ 75.0%	—	—	—

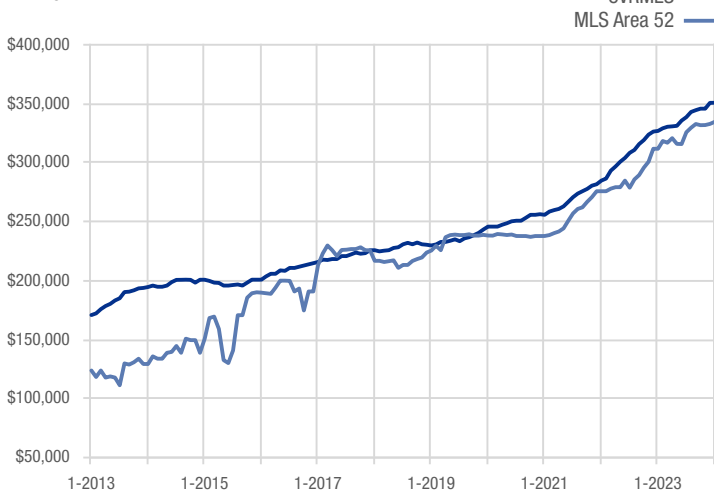
Condo/Town	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	5	17	+ 240.0%	5	17	+ 240.0%
Pending Sales	7	13	+ 85.7%	7	13	+ 85.7%
Closed Sales	6	7	+ 16.7%	6	7	+ 16.7%
Days on Market Until Sale	22	24	+ 9.1%	22	24	+ 9.1%
Median Sales Price*	\$301,500	\$345,000	+ 14.4%	\$301,500	\$345,000	+ 14.4%
Average Sales Price*	\$291,771	\$308,930	+ 5.9%	\$291,771	\$308,930	+ 5.9%
Percent of Original List Price Received*	99.5%	98.7%	- 0.8%	99.5%	98.7%	- 0.8%
Inventory of Homes for Sale	19	17	- 10.5%	—	—	—
Months Supply of Inventory	2.3	1.4	- 39.1%	—	—	—

* 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



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.