

# Local Market Update – January 2024

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 54

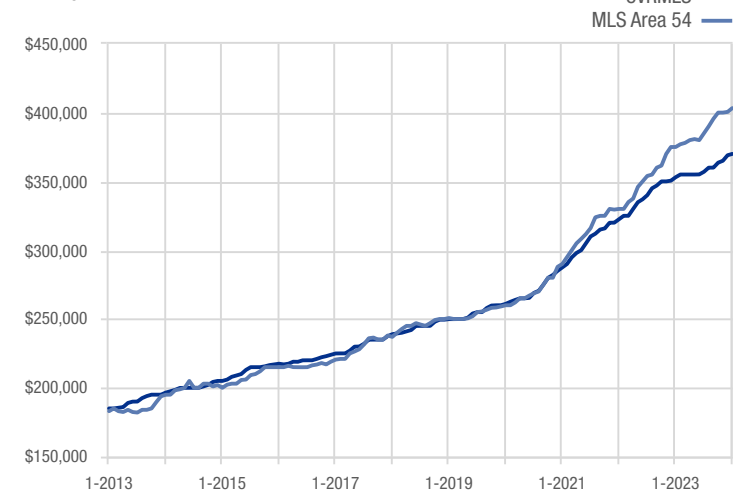
54-Chesterfield

Single Family	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	127	114	- 10.2%	127	114	- 10.2%
Pending Sales	121	113	- 6.6%	121	113	- 6.6%
Closed Sales	73	72	- 1.4%	73	72	- 1.4%
Days on Market Until Sale	28	37	+ 32.1%	28	37	+ 32.1%
Median Sales Price*	\$379,000	\$397,000	+ 4.7%	\$379,000	\$397,000	+ 4.7%
Average Sales Price*	\$417,896	\$460,314	+ 10.2%	\$417,896	\$460,314	+ 10.2%
Percent of Original List Price Received*	99.9%	100.5%	+ 0.6%	99.9%	100.5%	+ 0.6%
Inventory of Homes for Sale	159	158	- 0.6%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

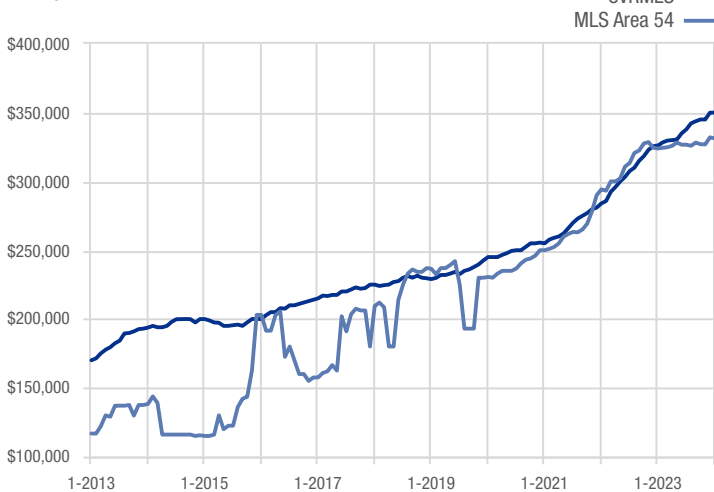
Condo/Town	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	17	25	+ 47.1%	17	25	+ 47.1%
Pending Sales	14	22	+ 57.1%	14	22	+ 57.1%
Closed Sales	8	16	+ 100.0%	8	16	+ 100.0%
Days on Market Until Sale	24	17	- 29.2%	24	17	- 29.2%
Median Sales Price*	\$320,513	\$328,683	+ 2.5%	\$320,513	\$328,683	+ 2.5%
Average Sales Price*	\$314,660	\$330,672	+ 5.1%	\$314,660	\$330,672	+ 5.1%
Percent of Original List Price Received*	100.3%	102.4%	+ 2.1%	100.3%	102.4%	+ 2.1%
Inventory of Homes for Sale	57	51	- 10.5%	—	—	—
Months Supply of Inventory	3.2	2.8	- 12.5%	—	—	—

\* 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.