

Local Market Update – January 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

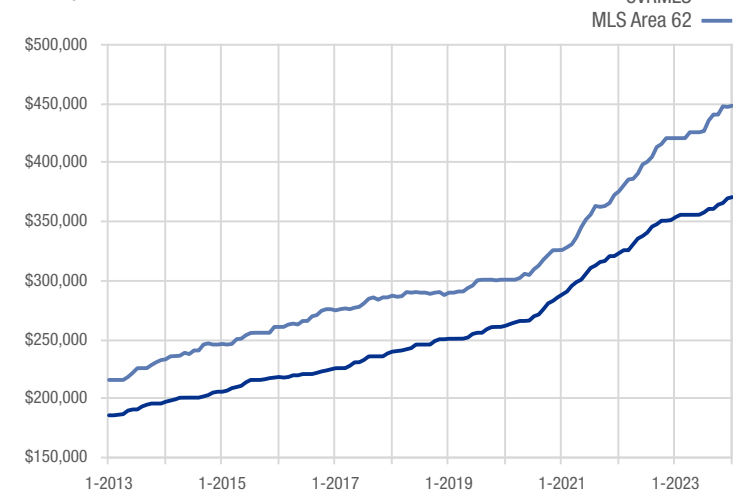
62-Chesterfield

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	81	102	+ 25.9%	81	102	+ 25.9%
Pending Sales	81	99	+ 22.2%	81	99	+ 22.2%
Closed Sales	56	67	+ 19.6%	56	67	+ 19.6%
Days on Market Until Sale	29	33	+ 13.8%	29	33	+ 13.8%
Median Sales Price*	\$430,000	\$469,950	+ 9.3%	\$430,000	\$469,950	+ 9.3%
Average Sales Price*	\$484,947	\$483,015	- 0.4%	\$484,947	\$483,015	- 0.4%
Percent of Original List Price Received*	102.7%	99.3%	- 3.3%	102.7%	99.3%	- 3.3%
Inventory of Homes for Sale	82	124	+ 51.2%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

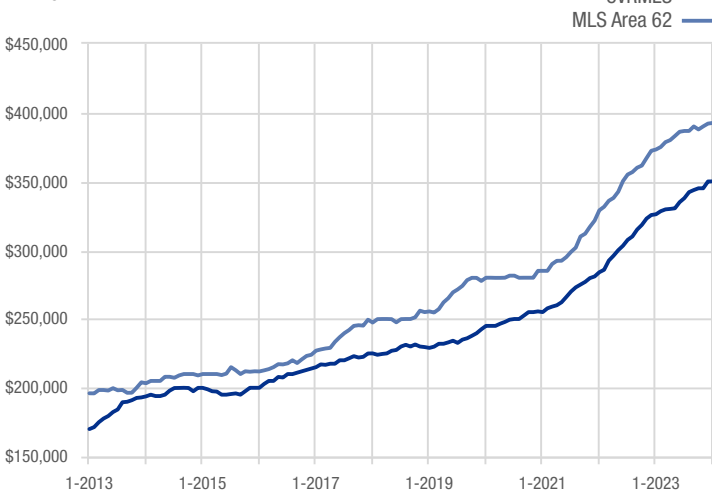
Condo/Town	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	54	48	- 11.1%	54	48	- 11.1%
Pending Sales	39	39	0.0%	39	39	0.0%
Closed Sales	19	26	+ 36.8%	19	26	+ 36.8%
Days on Market Until Sale	34	24	- 29.4%	34	24	- 29.4%
Median Sales Price*	\$380,250	\$395,753	+ 4.1%	\$380,250	\$395,753	+ 4.1%
Average Sales Price*	\$379,220	\$392,597	+ 3.5%	\$379,220	\$392,597	+ 3.5%
Percent of Original List Price Received*	97.8%	101.1%	+ 3.4%	97.8%	101.1%	+ 3.4%
Inventory of Homes for Sale	72	65	- 9.7%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

* 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.