

Local Market Update – January 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

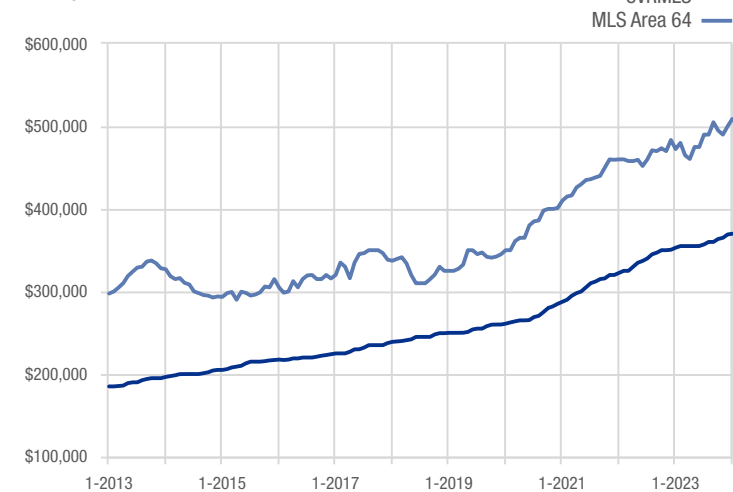
64-Chesterfield

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	25	26	+ 4.0%	25	26	+ 4.0%
Pending Sales	23	27	+ 17.4%	23	27	+ 17.4%
Closed Sales	23	15	- 34.8%	23	15	- 34.8%
Days on Market Until Sale	24	20	- 16.7%	24	20	- 16.7%
Median Sales Price*	\$425,000	\$425,000	0.0%	\$425,000	\$425,000	0.0%
Average Sales Price*	\$451,217	\$570,477	+ 26.4%	\$451,217	\$570,477	+ 26.4%
Percent of Original List Price Received*	100.2%	100.7%	+ 0.5%	100.2%	100.7%	+ 0.5%
Inventory of Homes for Sale	13	20	+ 53.8%	—	—	—
Months Supply of Inventory	0.4	0.6	+ 50.0%	—	—	—

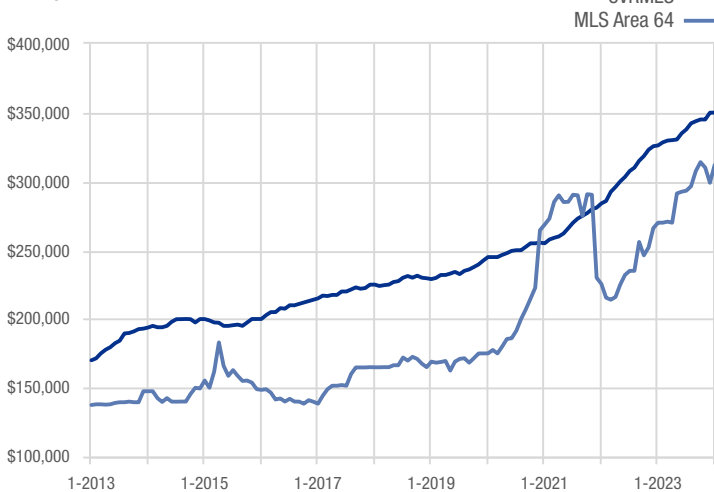
Condo/Town	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	18	4	- 77.8%	18	4	- 77.8%
Pending Sales	10	5	- 50.0%	10	5	- 50.0%
Closed Sales	5	5	0.0%	5	5	0.0%
Days on Market Until Sale	69	43	- 37.7%	69	43	- 37.7%
Median Sales Price*	\$259,500	\$349,990	+ 34.9%	\$259,500	\$349,990	+ 34.9%
Average Sales Price*	\$249,498	\$375,742	+ 50.6%	\$249,498	\$375,742	+ 50.6%
Percent of Original List Price Received*	101.9%	96.9%	- 4.9%	101.9%	96.9%	- 4.9%
Inventory of Homes for Sale	26	19	- 26.9%	—	—	—
Months Supply of Inventory	3.0	2.2	- 26.7%	—	—	—

* 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.