

Local Market Update – February 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

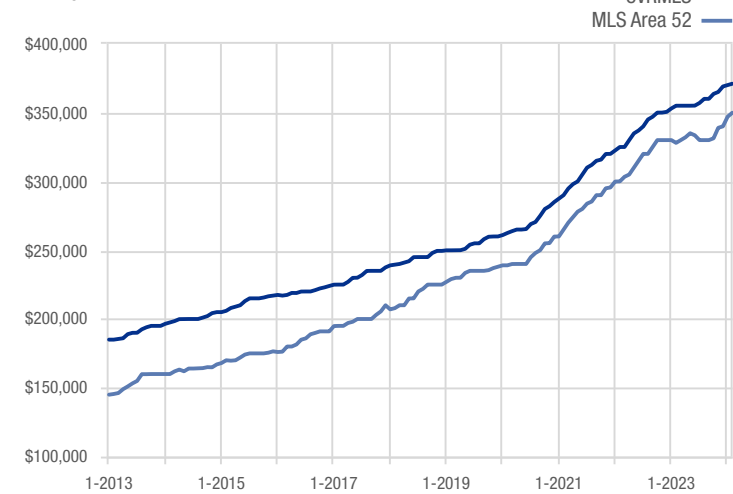
52-Chesterfield

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	82	109	+ 32.9%	167	213	+ 27.5%
Pending Sales	76	88	+ 15.8%	172	174	+ 1.2%
Closed Sales	76	79	+ 3.9%	145	134	- 7.6%
Days on Market Until Sale	28	29	+ 3.6%	27	28	+ 3.7%
Median Sales Price*	\$322,000	\$355,000	+ 10.2%	\$316,000	\$365,000	+ 15.5%
Average Sales Price*	\$352,701	\$382,734	+ 8.5%	\$340,571	\$384,277	+ 12.8%
Percent of Original List Price Received*	98.8%	100.2%	+ 1.4%	98.8%	99.5%	+ 0.7%
Inventory of Homes for Sale	89	129	+ 44.9%	—	—	—
Months Supply of Inventory	0.8	1.5	+ 87.5%	—	—	—

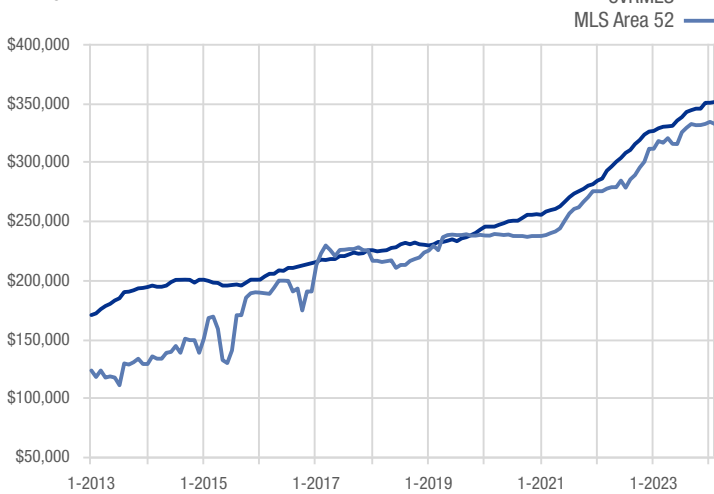
Condo/Town	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	20	6	- 70.0%	25	23	- 8.0%
Pending Sales	9	9	0.0%	16	22	+ 37.5%
Closed Sales	7	16	+ 128.6%	13	23	+ 76.9%
Days on Market Until Sale	23	44	+ 91.3%	23	38	+ 65.2%
Median Sales Price*	\$367,325	\$325,100	- 11.5%	\$351,950	\$333,210	- 5.3%
Average Sales Price*	\$341,831	\$308,562	- 9.7%	\$318,727	\$308,674	- 3.2%
Percent of Original List Price Received*	99.6%	100.1%	+ 0.5%	99.6%	99.7%	+ 0.1%
Inventory of Homes for Sale	25	12	- 52.0%	—	—	—
Months Supply of Inventory	3.1	1.0	- 67.7%	—	—	—

* 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.