

# Local Market Update – April 2024

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 52

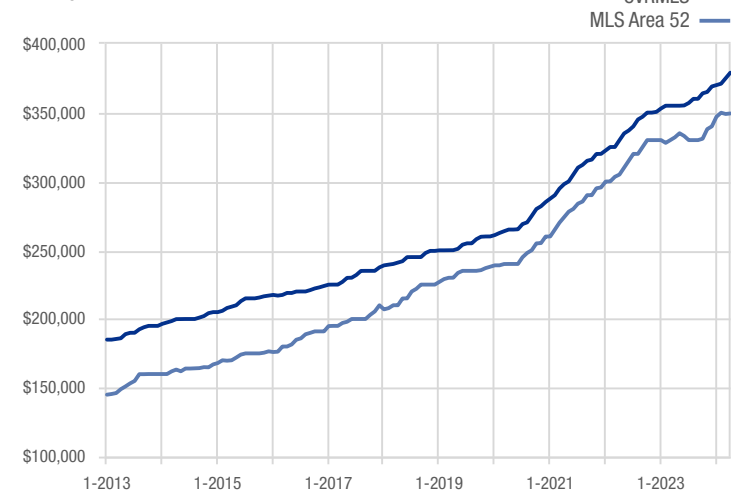
52-Chesterfield

Single Family	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	137	132	- 3.6%	411	444	+ 8.0%
Pending Sales	104	115	+ 10.6%	357	377	+ 5.6%
Closed Sales	74	84	+ 13.5%	327	308	- 5.8%
Days on Market Until Sale	17	21	+ 23.5%	24	23	- 4.2%
Median Sales Price*	\$340,000	\$350,000	+ 2.9%	\$332,048	\$354,500	+ 6.8%
Average Sales Price*	\$347,383	\$379,457	+ 9.2%	\$345,618	\$379,036	+ 9.7%
Percent of Original List Price Received*	100.4%	99.4%	- 1.0%	99.3%	99.8%	+ 0.5%
Inventory of Homes for Sale	121	141	+ 16.5%	—	—	—
Months Supply of Inventory	1.2	1.6	+ 33.3%	—	—	—

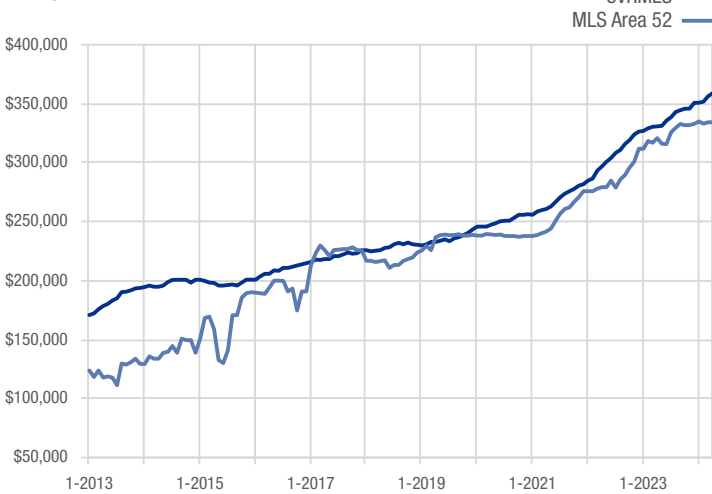
Condo/Town	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	23	8	- 65.2%	63	41	- 34.9%
Pending Sales	12	7	- 41.7%	39	41	+ 5.1%
Closed Sales	9	11	+ 22.2%	37	47	+ 27.0%
Days on Market Until Sale	41	29	- 29.3%	28	35	+ 25.0%
Median Sales Price*	\$331,740	\$330,000	- 0.5%	\$329,660	\$336,365	+ 2.0%
Average Sales Price*	\$303,762	\$327,157	+ 7.7%	\$305,885	\$314,822	+ 2.9%
Percent of Original List Price Received*	99.8%	99.6%	- 0.2%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	33	6	- 81.8%	—	—	—
Months Supply of Inventory	3.8	0.5	- 86.8%	—	—	—

\* 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.