

Local Market Update – April 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

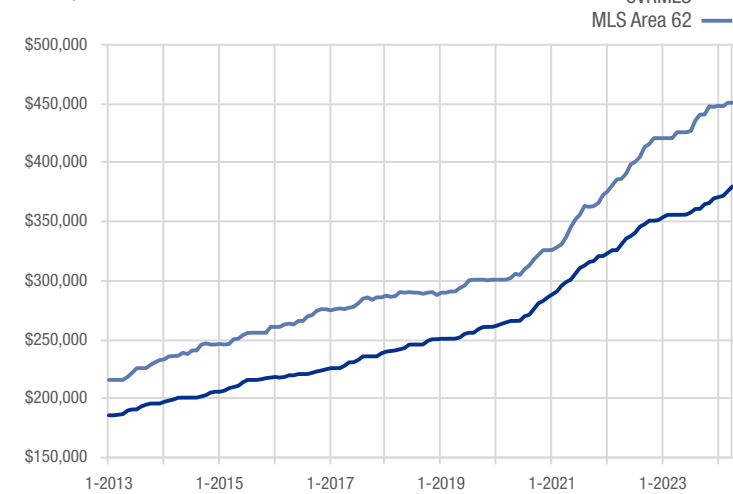
62-Chesterfield

Single Family	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	160	139	- 13.1%	487	489	+ 0.4%
Pending Sales	138	136	- 1.4%	418	458	+ 9.6%
Closed Sales	104	111	+ 6.7%	336	353	+ 5.1%
Days on Market Until Sale	17	26	+ 52.9%	24	27	+ 12.5%
Median Sales Price*	\$460,000	\$499,500	+ 8.6%	\$450,000	\$480,000	+ 6.7%
Average Sales Price*	\$485,685	\$550,127	+ 13.3%	\$486,211	\$520,301	+ 7.0%
Percent of Original List Price Received*	103.7%	104.1%	+ 0.4%	102.7%	101.3%	- 1.4%
Inventory of Homes for Sale	117	111	- 5.1%	—	—	—
Months Supply of Inventory	1.0	1.1	+ 10.0%	—	—	—

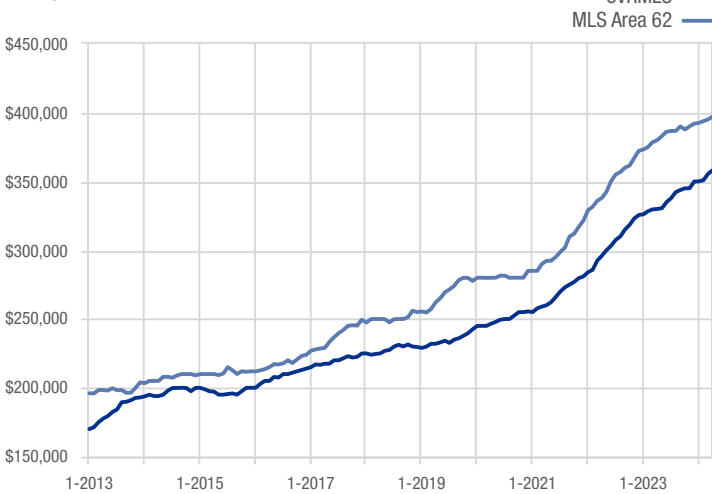
Condo/Town	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	75	49	- 34.7%	232	213	- 8.2%
Pending Sales	50	54	+ 8.0%	202	177	- 12.4%
Closed Sales	36	37	+ 2.8%	137	142	+ 3.6%
Days on Market Until Sale	30	22	- 26.7%	37	30	- 18.9%
Median Sales Price*	\$386,100	\$406,865	+ 5.4%	\$389,945	\$406,865	+ 4.3%
Average Sales Price*	\$382,539	\$393,895	+ 3.0%	\$375,165	\$403,795	+ 7.6%
Percent of Original List Price Received*	100.6%	101.6%	+ 1.0%	99.9%	101.2%	+ 1.3%
Inventory of Homes for Sale	66	74	+ 12.1%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

* 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.