

Local Market Update – April 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

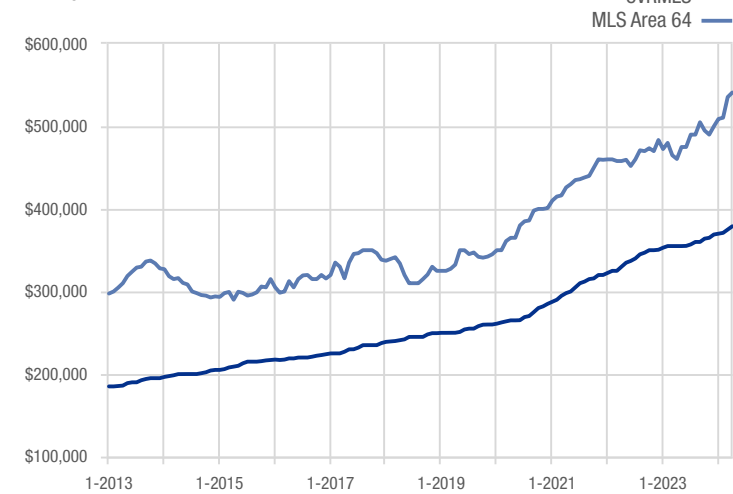
64-Chesterfield

Single Family	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	43	57	+ 32.6%	146	150	+ 2.7%
Pending Sales	42	38	- 9.5%	130	125	- 3.8%
Closed Sales	30	23	- 23.3%	105	94	- 10.5%
Days on Market Until Sale	10	21	+ 110.0%	14	23	+ 64.3%
Median Sales Price*	\$491,050	\$450,000	- 8.4%	\$425,000	\$492,500	+ 15.9%
Average Sales Price*	\$560,232	\$625,584	+ 11.7%	\$519,657	\$614,748	+ 18.3%
Percent of Original List Price Received*	107.5%	103.4%	- 3.8%	105.1%	101.4%	- 3.5%
Inventory of Homes for Sale	23	41	+ 78.3%	—	—	—
Months Supply of Inventory	0.6	1.4	+ 133.3%	—	—	—

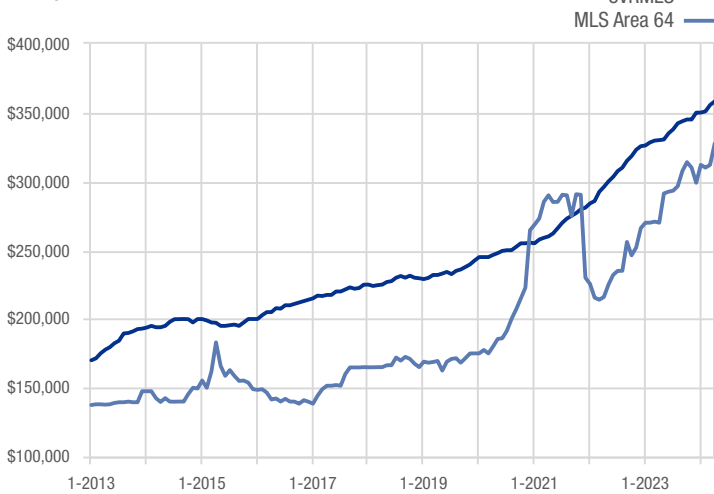
Condo/Town	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	8	12	+ 50.0%	49	38	- 22.4%
Pending Sales	7	12	+ 71.4%	36	34	- 5.6%
Closed Sales	4	13	+ 225.0%	23	30	+ 30.4%
Days on Market Until Sale	10	16	+ 60.0%	24	25	+ 4.2%
Median Sales Price*	\$252,425	\$350,000	+ 38.7%	\$276,925	\$350,000	+ 26.4%
Average Sales Price*	\$239,950	\$356,835	+ 48.7%	\$315,352	\$346,051	+ 9.7%
Percent of Original List Price Received*	95.9%	101.8%	+ 6.2%	100.2%	100.5%	+ 0.3%
Inventory of Homes for Sale	23	10	- 56.5%	—	—	—
Months Supply of Inventory	2.7	1.1	- 59.3%	—	—	—

* 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.