

Local Market Update – September 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

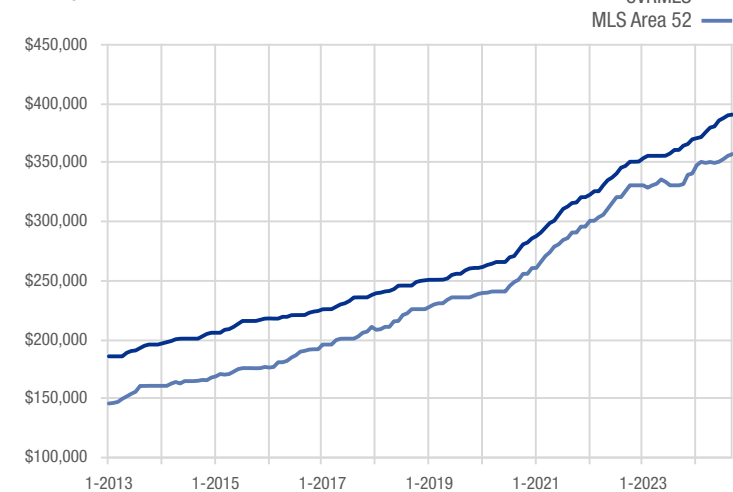
52-Chesterfield

Single Family	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	95	107	+ 12.6%	990	1,030	+ 4.0%
Pending Sales	72	101	+ 40.3%	830	831	+ 0.1%
Closed Sales	90	92	+ 2.2%	815	788	- 3.3%
Days on Market Until Sale	20	36	+ 80.0%	18	26	+ 44.4%
Median Sales Price*	\$354,000	\$358,200	+ 1.2%	\$340,000	\$360,000	+ 5.9%
Average Sales Price*	\$374,105	\$381,219	+ 1.9%	\$349,616	\$383,013	+ 9.6%
Percent of Original List Price Received*	100.8%	100.3%	- 0.5%	100.6%	100.5%	- 0.1%
Inventory of Homes for Sale	165	172	+ 4.2%	—	—	—
Months Supply of Inventory	1.9	2.0	+ 5.3%	—	—	—

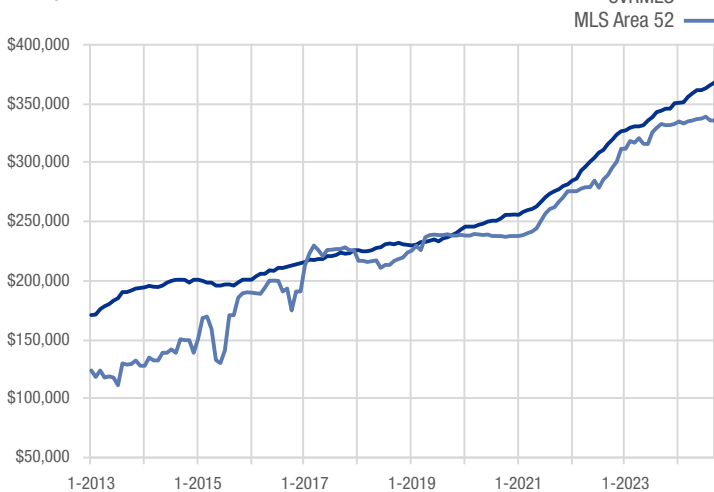
Condo/Town	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	16	12	- 25.0%	133	96	- 27.8%
Pending Sales	10	6	- 40.0%	111	81	- 27.0%
Closed Sales	17	5	- 70.6%	105	91	- 13.3%
Days on Market Until Sale	48	14	- 70.8%	37	30	- 18.9%
Median Sales Price*	\$337,465	\$379,900	+ 12.6%	\$332,075	\$336,365	+ 1.3%
Average Sales Price*	\$311,735	\$336,614	+ 8.0%	\$312,163	\$314,221	+ 0.7%
Percent of Original List Price Received*	101.2%	98.8%	- 2.4%	99.8%	99.2%	- 0.6%
Inventory of Homes for Sale	20	14	- 30.0%	—	—	—
Months Supply of Inventory	1.7	1.5	- 11.8%	—	—	—

* 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.