

Local Market Update – September 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

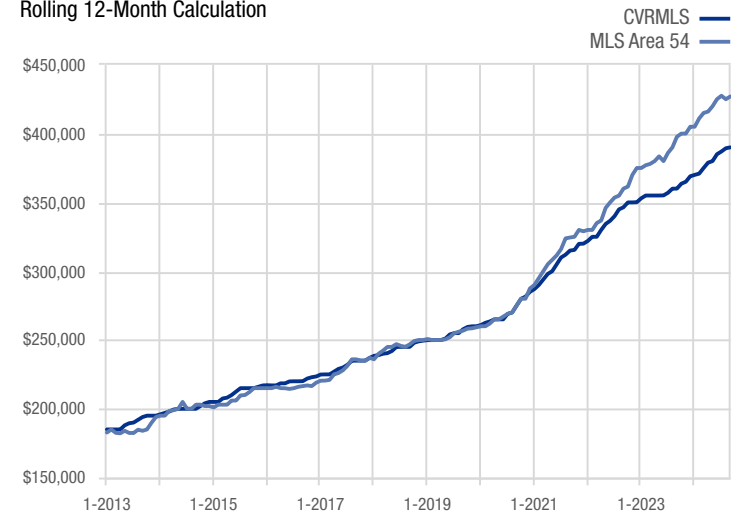
Single Family	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	141	141	0.0%	1,370	1,359	- 0.8%
Pending Sales	102	122	+ 19.6%	1,134	1,134	0.0%
Closed Sales	134	127	- 5.2%	1,109	1,113	+ 0.4%
Days on Market Until Sale	20	40	+ 100.0%	23	29	+ 26.1%
Median Sales Price*	\$445,000	\$446,500	+ 0.3%	\$396,535	\$429,000	+ 8.2%
Average Sales Price*	\$451,195	\$479,076	+ 6.2%	\$436,938	\$466,829	+ 6.8%
Percent of Original List Price Received*	100.6%	100.5%	- 0.1%	101.6%	101.2%	- 0.4%
Inventory of Homes for Sale	225	208	- 7.6%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	17	19	+ 11.8%	212	222	+ 4.7%
Pending Sales	17	27	+ 58.8%	175	200	+ 14.3%
Closed Sales	14	15	+ 7.1%	133	176	+ 32.3%
Days on Market Until Sale	67	21	- 68.7%	38	42	+ 10.5%
Median Sales Price*	\$384,125	\$341,175	- 11.2%	\$328,320	\$349,495	+ 6.4%
Average Sales Price*	\$385,477	\$344,677	- 10.6%	\$319,493	\$347,249	+ 8.7%
Percent of Original List Price Received*	100.0%	101.2%	+ 1.2%	99.9%	100.5%	+ 0.6%
Inventory of Homes for Sale	40	39	- 2.5%	—	—	—
Months Supply of Inventory	2.3	2.0	- 13.0%	—	—	—

* 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.

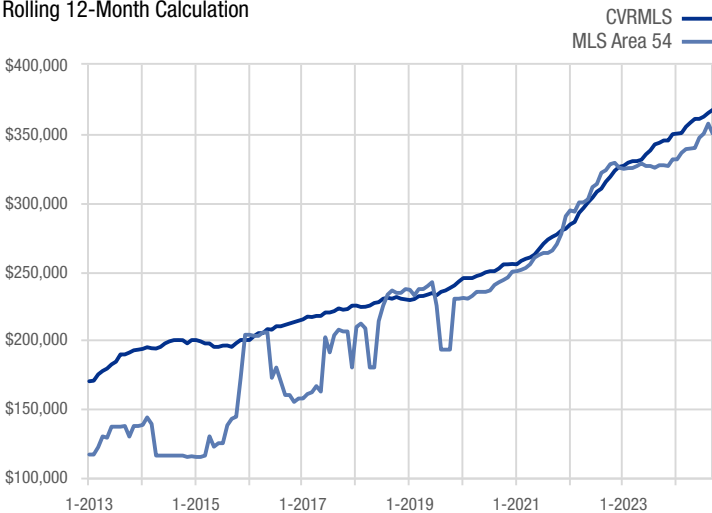
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



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.