

Local Market Update – September 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

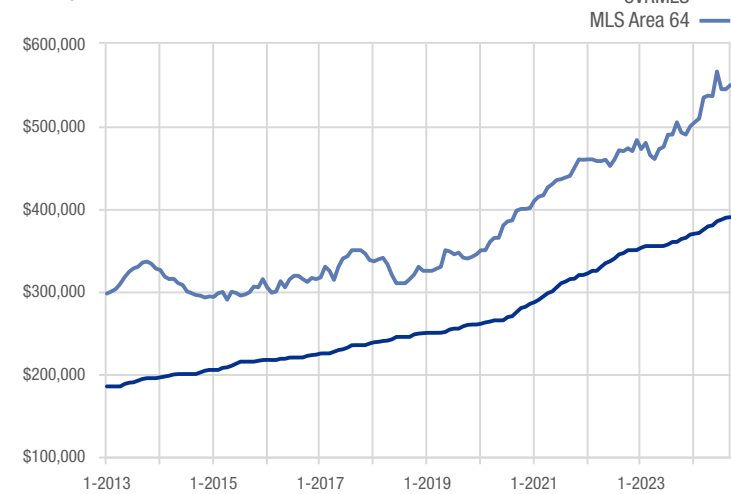
64-Chesterfield

| Single Family | September | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2023 | 2024 | % Change | Thru 9-2023 | Thru 9-2024 | % Change |
| New Listings | 39 | 33 | - 15.4% | 338 | 394 | + 16.6% |
| Pending Sales | 24 | 33 | + 37.5% | 293 | 340 | + 16.0% |
| Closed Sales | 37 | 38 | + 2.7% | 294 | 313 | + 6.5% |
| Days on Market Until Sale | 12 | 23 | + 91.7% | 12 | 16 | + 33.3% |
| Median Sales Price* | \$490,000 | \$650,000 | + 32.7% | \$502,500 | \$570,000 | + 13.4% |
| Average Sales Price* | \$583,540 | \$686,324 | + 17.6% | \$591,523 | \$642,564 | + 8.6% |
| Percent of Original List Price Received* | 101.1% | 99.5% | - 1.6% | 104.1% | 101.9% | - 2.1% |
| Inventory of Homes for Sale | 34 | 43 | + 26.5% | — | — | — |
| Months Supply of Inventory | 1.1 | 1.3 | + 18.2% | — | — | — |

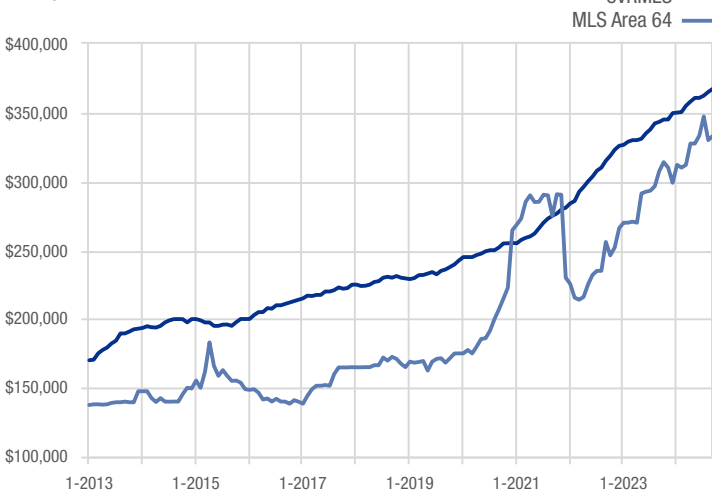
| Condo/Town | September | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2023 | 2024 | % Change | Thru 9-2023 | Thru 9-2024 | % Change |
| New Listings | 16 | 8 | - 50.0% | 102 | 93 | - 8.8% |
| Pending Sales | 7 | 8 | + 14.3% | 85 | 81 | - 4.7% |
| Closed Sales | 12 | 8 | - 33.3% | 71 | 79 | + 11.3% |
| Days on Market Until Sale | 9 | 38 | + 322.2% | 26 | 30 | + 15.4% |
| Median Sales Price* | \$365,000 | \$430,000 | + 17.8% | \$314,500 | \$350,000 | + 11.3% |
| Average Sales Price* | \$348,880 | \$503,249 | + 44.2% | \$326,983 | \$356,330 | + 9.0% |
| Percent of Original List Price Received* | 103.1% | 97.7% | - 5.2% | 101.6% | 99.4% | - 2.2% |
| Inventory of Homes for Sale | 22 | 11 | - 50.0% | — | — | — |
| Months Supply of Inventory | 2.5 | 1.3 | - 48.0% | — | — | — |

* 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.