

Local Market Update – December 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

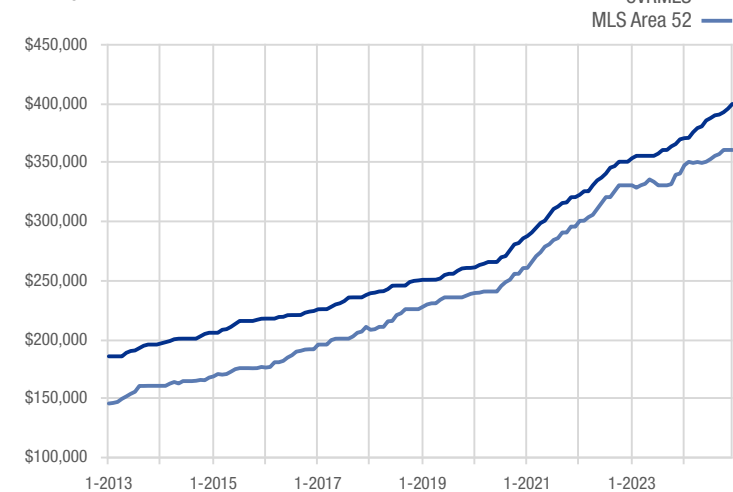
52-Chesterfield

Single Family	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	48	80	+ 66.7%	1,235	1,330	+ 7.7%
Pending Sales	54	82	+ 51.9%	1,035	1,071	+ 3.5%
Closed Sales	77	80	+ 3.9%	1,046	1,053	+ 0.7%
Days on Market Until Sale	24	33	+ 37.5%	18	26	+ 44.4%
Median Sales Price*	\$330,000	\$365,000	+ 10.6%	\$340,000	\$360,000	+ 5.9%
Average Sales Price*	\$343,016	\$371,932	+ 8.4%	\$352,309	\$379,491	+ 7.7%
Percent of Original List Price Received*	98.9%	97.5%	- 1.4%	100.4%	100.0%	- 0.4%
Inventory of Homes for Sale	143	149	+ 4.2%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

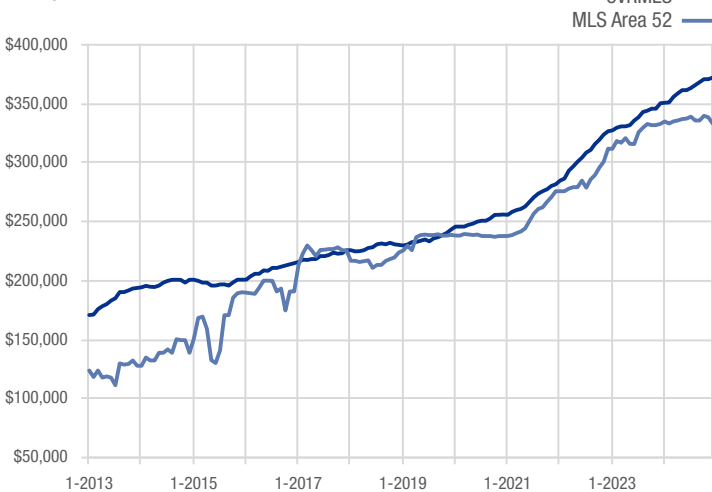
Condo/Town	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	10	10	0.0%	164	127	- 22.6%
Pending Sales	7	5	- 28.6%	140	102	- 27.1%
Closed Sales	10	8	- 20.0%	133	114	- 14.3%
Days on Market Until Sale	29	23	- 20.7%	36	27	- 25.0%
Median Sales Price*	\$344,365	\$318,500	- 7.5%	\$332,075	\$332,343	+ 0.1%
Average Sales Price*	\$316,545	\$307,914	- 2.7%	\$306,603	\$310,303	+ 1.2%
Percent of Original List Price Received*	99.6%	98.3%	- 1.3%	99.9%	99.2%	- 0.7%
Inventory of Homes for Sale	14	19	+ 35.7%	—	—	—
Months Supply of Inventory	1.2	2.2	+ 83.3%	—	—	—

* 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.