

Local Market Update – December 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

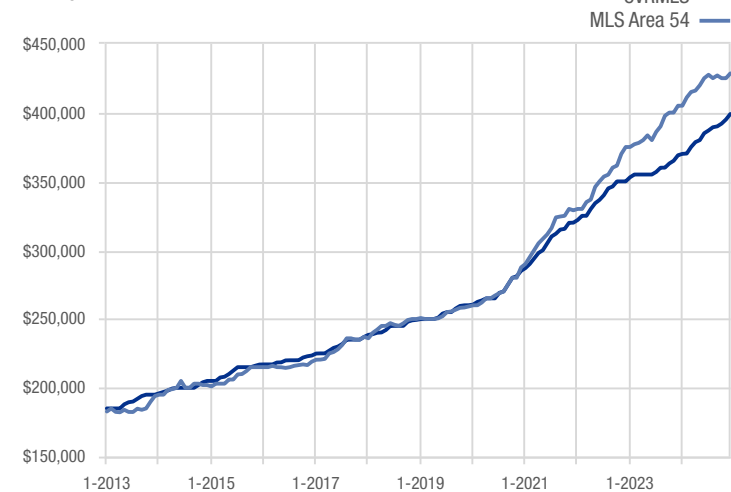
54-Chesterfield

Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	74	72	- 2.7%	1,693	1,706	+ 0.8%
Pending Sales	73	90	+ 23.3%	1,410	1,448	+ 2.7%
Closed Sales	116	136	+ 17.2%	1,427	1,486	+ 4.1%
Days on Market Until Sale	36	43	+ 19.4%	23	31	+ 34.8%
Median Sales Price*	\$422,500	\$434,000	+ 2.7%	\$405,000	\$428,500	+ 5.8%
Average Sales Price*	\$443,930	\$475,985	+ 7.2%	\$441,237	\$467,239	+ 5.9%
Percent of Original List Price Received*	99.7%	99.0%	- 0.7%	101.4%	100.8%	- 0.6%
Inventory of Homes for Sale	191	142	- 25.7%	—	—	—
Months Supply of Inventory	1.6	1.2	- 25.0%	—	—	—

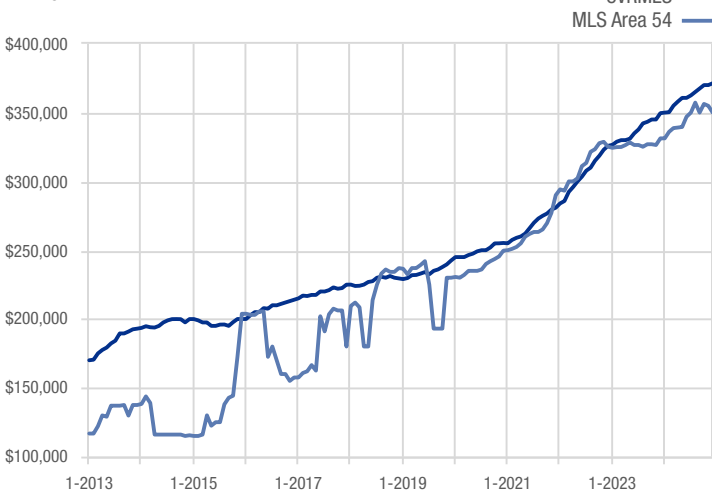
Condo/Town	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	12	27	+ 125.0%	297	349	+ 17.5%
Pending Sales	8	15	+ 87.5%	210	249	+ 18.6%
Closed Sales	16	16	0.0%	189	243	+ 28.6%
Days on Market Until Sale	22	100	+ 354.5%	35	56	+ 60.0%
Median Sales Price*	\$375,947	\$374,078	- 0.5%	\$331,280	\$350,000	+ 5.7%
Average Sales Price*	\$374,093	\$369,823	- 1.1%	\$326,642	\$353,660	+ 8.3%
Percent of Original List Price Received*	100.5%	100.6%	+ 0.1%	100.2%	100.6%	+ 0.4%
Inventory of Homes for Sale	76	84	+ 10.5%	—	—	—
Months Supply of Inventory	4.3	4.0	- 7.0%	—	—	—

* 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.