

Local Market Update – December 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

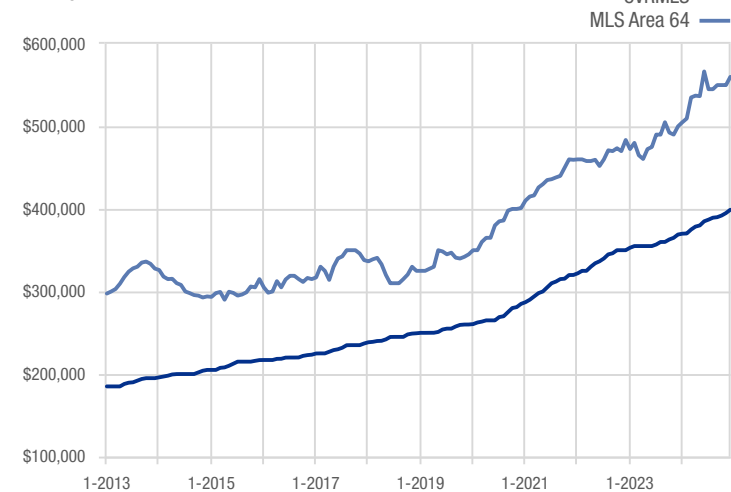
64-Chesterfield

Single Family	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	10	17	+ 70.0%	415	479	+ 15.4%
Pending Sales	11	27	+ 145.5%	363	420	+ 15.7%
Closed Sales	34	34	0.0%	373	407	+ 9.1%
Days on Market Until Sale	13	27	+ 107.7%	12	17	+ 41.7%
Median Sales Price*	\$568,000	\$617,500	+ 8.7%	\$500,000	\$559,950	+ 12.0%
Average Sales Price*	\$586,679	\$634,746	+ 8.2%	\$585,009	\$640,389	+ 9.5%
Percent of Original List Price Received*	100.0%	99.7%	- 0.3%	103.6%	101.6%	- 1.9%
Inventory of Homes for Sale	23	25	+ 8.7%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

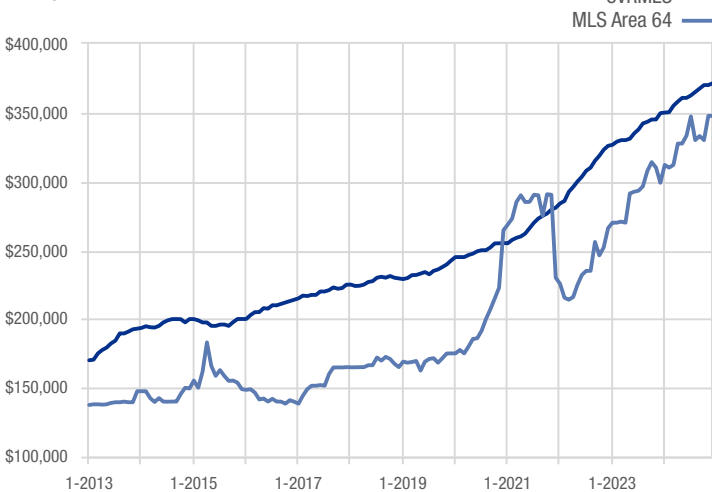
Condo/Town	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	7	5	- 28.6%	131	117	- 10.7%
Pending Sales	5	5	0.0%	106	109	+ 2.8%
Closed Sales	9	17	+ 88.9%	97	114	+ 17.5%
Days on Market Until Sale	42	13	- 69.0%	31	30	- 3.2%
Median Sales Price*	\$295,100	\$290,000	- 1.7%	\$299,000	\$347,610	+ 16.3%
Average Sales Price*	\$294,102	\$328,480	+ 11.7%	\$314,209	\$352,748	+ 12.3%
Percent of Original List Price Received*	99.4%	102.8%	+ 3.4%	101.4%	99.9%	- 1.5%
Inventory of Homes for Sale	20	4	- 80.0%	—	—	—
Months Supply of Inventory	2.3	0.4	- 82.6%	—	—	—

* 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.