

# Local Market Update – October 2024

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 52

52-Chesterfield

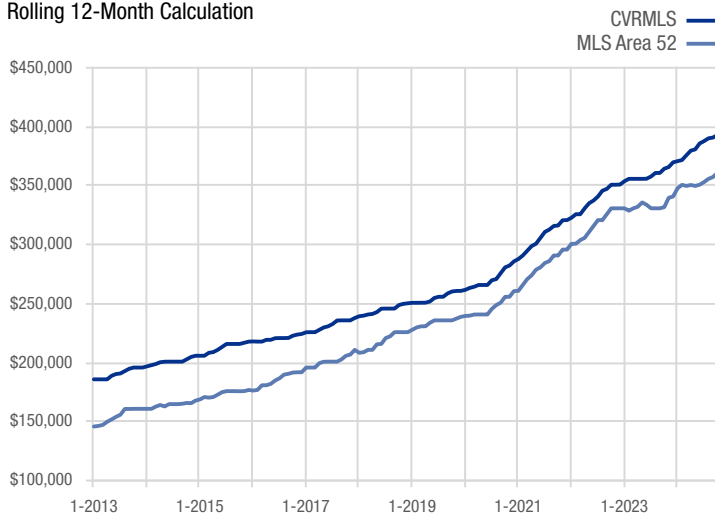
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	99	<b>127</b>	+ 28.3%	1,089	<b>1,160</b>	+ 6.5%
Pending Sales	75	<b>100</b>	+ 33.3%	904	<b>925</b>	+ 2.3%
Closed Sales	73	<b>90</b>	+ 23.3%	888	<b>878</b>	- 1.1%
Days on Market Until Sale	15	<b>23</b>	+ 53.3%	18	<b>25</b>	+ 38.9%
Median Sales Price*	\$336,000	<b>\$370,000</b>	+ 10.1%	\$340,000	<b>\$360,000</b>	+ 5.9%
Average Sales Price*	\$374,273	<b>\$373,074</b>	- 0.3%	\$351,645	<b>\$381,994</b>	+ 8.6%
Percent of Original List Price Received*	99.2%	<b>99.4%</b>	+ 0.2%	100.5%	<b>100.4%</b>	- 0.1%
Inventory of Homes for Sale	169	<b>187</b>	+ 10.7%	—	—	—
Months Supply of Inventory	2.0	<b>2.1</b>	+ 5.0%	—	—	—

Condo/Town	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	7	<b>11</b>	+ 57.1%	140	<b>107</b>	- 23.6%
Pending Sales	8	<b>6</b>	- 25.0%	119	<b>87</b>	- 26.9%
Closed Sales	11	<b>9</b>	- 18.2%	116	<b>100</b>	- 13.8%
Days on Market Until Sale	16	<b>10</b>	- 37.5%	35	<b>28</b>	- 20.0%
Median Sales Price*	\$211,000	<b>\$240,000</b>	+ 13.7%	\$331,105	<b>\$334,788</b>	+ 1.1%
Average Sales Price*	\$241,567	<b>\$264,487</b>	+ 9.5%	\$305,468	<b>\$309,745</b>	+ 1.4%
Percent of Original List Price Received*	100.6%	<b>99.5%</b>	- 1.1%	99.9%	<b>99.2%</b>	- 0.7%
Inventory of Homes for Sale	17	<b>18</b>	+ 5.9%	—	—	—
Months Supply of Inventory	1.5	<b>2.0</b>	+ 33.3%	—	—	—

\* 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.

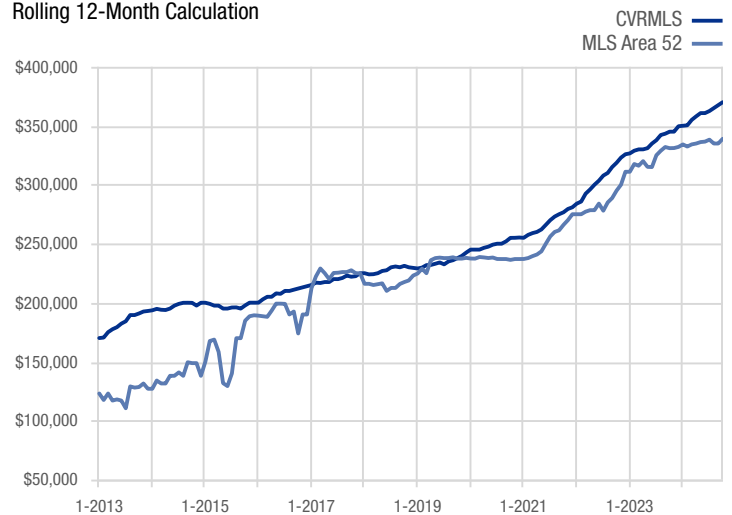
### Median Sales Price - Single-Family

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.