

Local Market Update – April 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

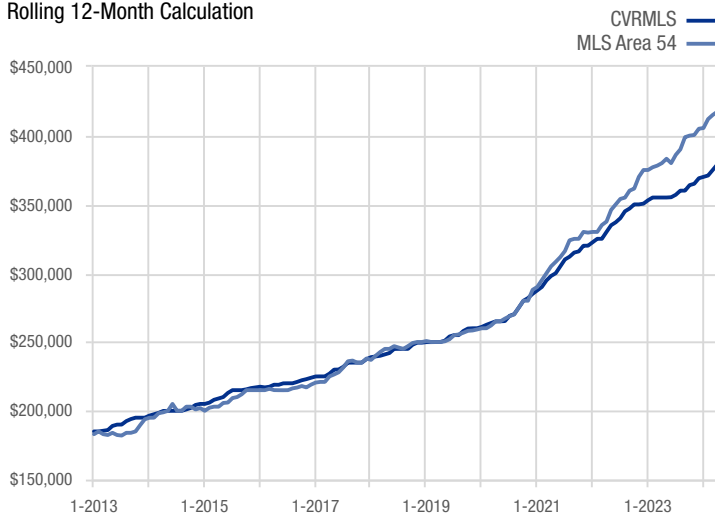
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	134	171	+ 27.6%	573	584	+ 1.9%
Pending Sales	123	155	+ 26.0%	489	522	+ 6.7%
Closed Sales	126	134	+ 6.3%	437	433	- 0.9%
Days on Market Until Sale	28	26	- 7.1%	30	32	+ 6.7%
Median Sales Price*	\$422,660	\$453,285	+ 7.2%	\$396,000	\$430,000	+ 8.6%
Average Sales Price*	\$452,984	\$470,990	+ 4.0%	\$430,529	\$465,125	+ 8.0%
Percent of Original List Price Received*	101.2%	101.8%	+ 0.6%	100.3%	101.3%	+ 1.0%
Inventory of Homes for Sale	170	174	+ 2.4%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

Condo/Town	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	31	34	+ 9.7%	90	103	+ 14.4%
Pending Sales	23	19	- 17.4%	78	91	+ 16.7%
Closed Sales	11	29	+ 163.6%	58	91	+ 56.9%
Days on Market Until Sale	43	36	- 16.3%	32	38	+ 18.8%
Median Sales Price*	\$329,138	\$329,990	+ 0.3%	\$310,770	\$343,990	+ 10.7%
Average Sales Price*	\$304,121	\$336,342	+ 10.6%	\$300,417	\$347,238	+ 15.6%
Percent of Original List Price Received*	99.3%	100.8%	+ 1.5%	99.4%	100.7%	+ 1.3%
Inventory of Homes for Sale	43	56	+ 30.2%	—	—	—
Months Supply of Inventory	2.5	3.0	+ 20.0%	—	—	—

* 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.

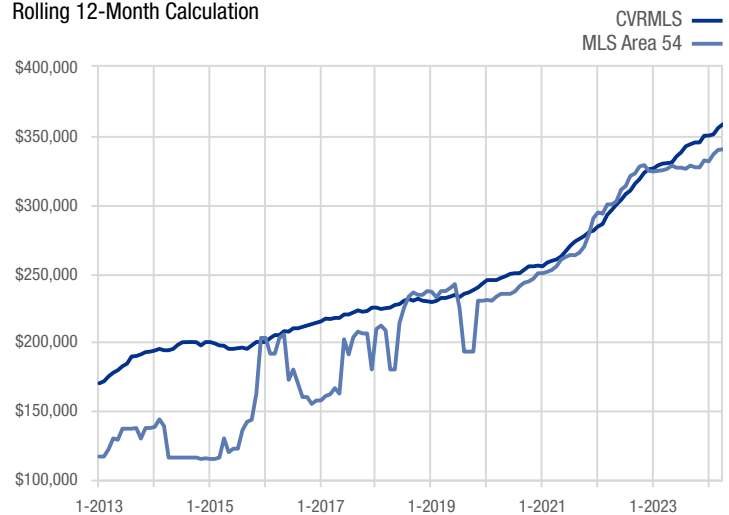
Median Sales Price - Single-Family

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.