

Local Market Update – October 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

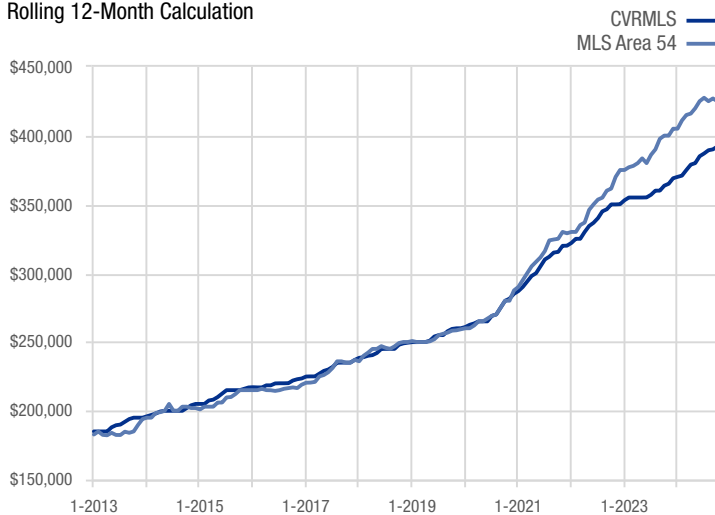
| Single Family | October | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 10-2023 | Thru 10-2024 | % Change |
| New Listings | 145 | 148 | + 2.1% | 1,516 | 1,509 | - 0.5% |
| Pending Sales | 109 | 126 | + 15.6% | 1,243 | 1,252 | + 0.7% |
| Closed Sales | 102 | 134 | + 31.4% | 1,211 | 1,247 | + 3.0% |
| Days on Market Until Sale | 13 | 37 | + 184.6% | 22 | 30 | + 36.4% |
| Median Sales Price* | \$422,500 | \$412,500 | - 2.4% | \$400,000 | \$425,000 | + 6.3% |
| Average Sales Price* | \$458,558 | \$465,458 | + 1.5% | \$438,759 | \$466,682 | + 6.4% |
| Percent of Original List Price Received* | 102.0% | 100.7% | - 1.3% | 101.6% | 101.1% | - 0.5% |
| Inventory of Homes for Sale | 236 | 206 | - 12.7% | — | — | — |
| Months Supply of Inventory | 2.0 | 1.7 | - 15.0% | — | — | — |

| Condo/Town | October | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 10-2023 | Thru 10-2024 | % Change |
| New Listings | 53 | 45 | - 15.1% | 265 | 268 | + 1.1% |
| Pending Sales | 19 | 28 | + 47.4% | 194 | 225 | + 16.0% |
| Closed Sales | 23 | 28 | + 21.7% | 156 | 204 | + 30.8% |
| Days on Market Until Sale | 34 | 91 | + 167.6% | 37 | 49 | + 32.4% |
| Median Sales Price* | \$344,075 | \$365,750 | + 6.3% | \$328,808 | \$353,490 | + 7.5% |
| Average Sales Price* | \$335,709 | \$386,182 | + 15.0% | \$321,884 | \$352,592 | + 9.5% |
| Percent of Original List Price Received* | 100.4% | 100.6% | + 0.2% | 100.0% | 100.6% | + 0.6% |
| Inventory of Homes for Sale | 69 | 45 | - 34.8% | — | — | — |
| Months Supply of Inventory | 3.9 | 2.2 | - 43.6% | — | — | — |

* 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.

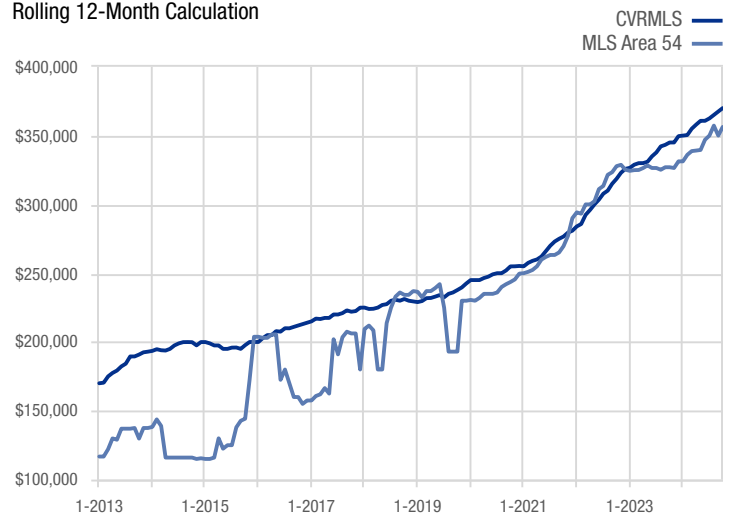
Median Sales Price - Single-Family

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.