

Local Market Update – October 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

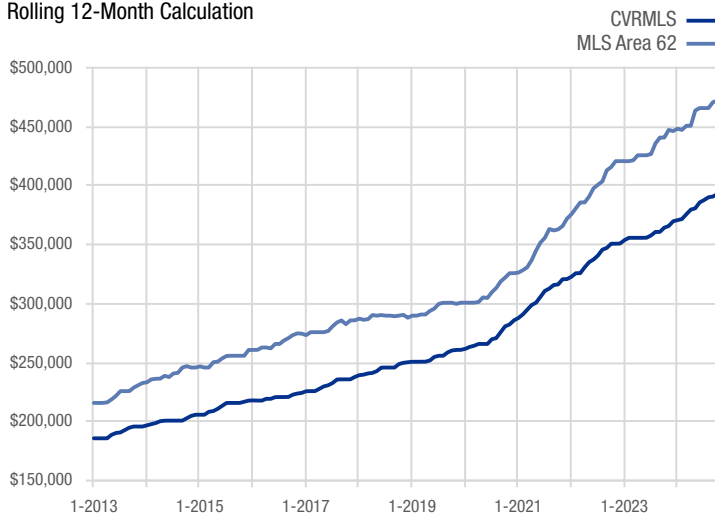
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	116	157	+ 35.3%	1,324	1,442	+ 8.9%
Pending Sales	82	114	+ 39.0%	1,057	1,164	+ 10.1%
Closed Sales	87	112	+ 28.7%	1,023	1,086	+ 6.2%
Days on Market Until Sale	15	30	+ 100.0%	16	23	+ 43.8%
Median Sales Price*	\$435,000	\$470,000	+ 8.0%	\$447,500	\$485,000	+ 8.4%
Average Sales Price*	\$512,733	\$522,917	+ 2.0%	\$491,137	\$531,309	+ 8.2%
Percent of Original List Price Received*	101.2%	99.3%	- 1.9%	102.7%	101.4%	- 1.3%
Inventory of Homes for Sale	185	205	+ 10.8%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

Condo/Town	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	44	39	- 11.4%	529	472	- 10.8%
Pending Sales	33	30	- 9.1%	436	383	- 12.2%
Closed Sales	51	44	- 13.7%	397	392	- 1.3%
Days on Market Until Sale	13	27	+ 107.7%	27	30	+ 11.1%
Median Sales Price*	\$373,940	\$425,478	+ 13.8%	\$387,760	\$410,000	+ 5.7%
Average Sales Price*	\$376,154	\$417,704	+ 11.0%	\$378,003	\$405,881	+ 7.4%
Percent of Original List Price Received*	101.4%	100.0%	- 1.4%	100.9%	100.6%	- 0.3%
Inventory of Homes for Sale	82	71	- 13.4%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

* 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.

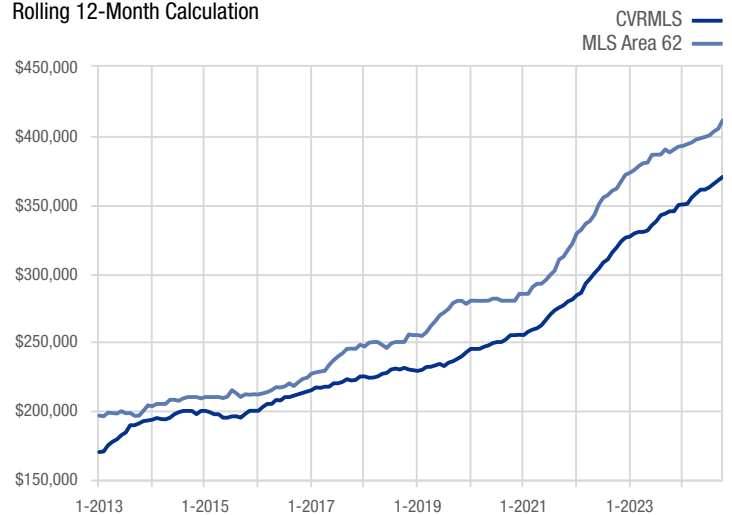
Median Sales Price - Single-Family

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.