

Local Market Update – September 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

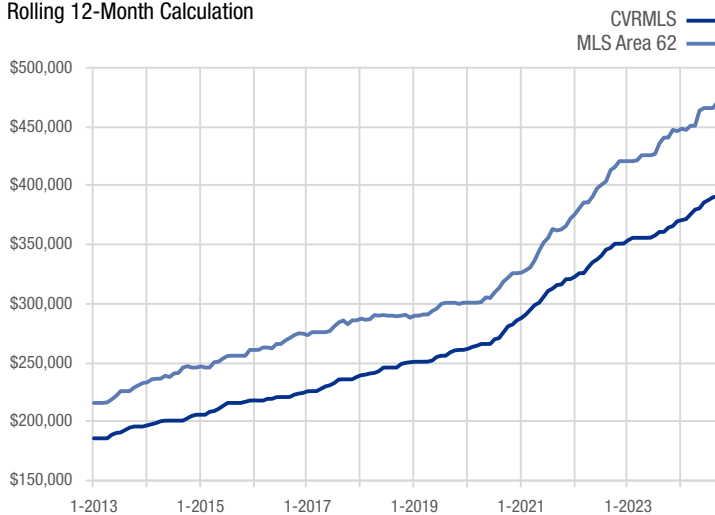
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	119	152	+ 27.7%	1,208	1,280	+ 6.0%
Pending Sales	97	119	+ 22.7%	976	1,052	+ 7.8%
Closed Sales	95	103	+ 8.4%	936	974	+ 4.1%
Days on Market Until Sale	12	22	+ 83.3%	16	22	+ 37.5%
Median Sales Price*	\$427,500	\$460,000	+ 7.6%	\$450,000	\$485,000	+ 7.8%
Average Sales Price*	\$465,654	\$511,533	+ 9.9%	\$489,129	\$532,272	+ 8.8%
Percent of Original List Price Received*	102.1%	101.1%	- 1.0%	102.9%	101.7%	- 1.2%
Inventory of Homes for Sale	177	192	+ 8.5%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

Condo/Town	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	45	39	- 13.3%	485	432	- 10.9%
Pending Sales	35	39	+ 11.4%	403	355	- 11.9%
Closed Sales	51	31	- 39.2%	346	346	0.0%
Days on Market Until Sale	27	25	- 7.4%	29	30	+ 3.4%
Median Sales Price*	\$389,990	\$400,000	+ 2.6%	\$389,748	\$408,138	+ 4.7%
Average Sales Price*	\$383,353	\$396,681	+ 3.5%	\$378,276	\$404,065	+ 6.8%
Percent of Original List Price Received*	101.8%	99.6%	- 2.2%	100.8%	100.7%	- 0.1%
Inventory of Homes for Sale	75	68	- 9.3%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

* 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.

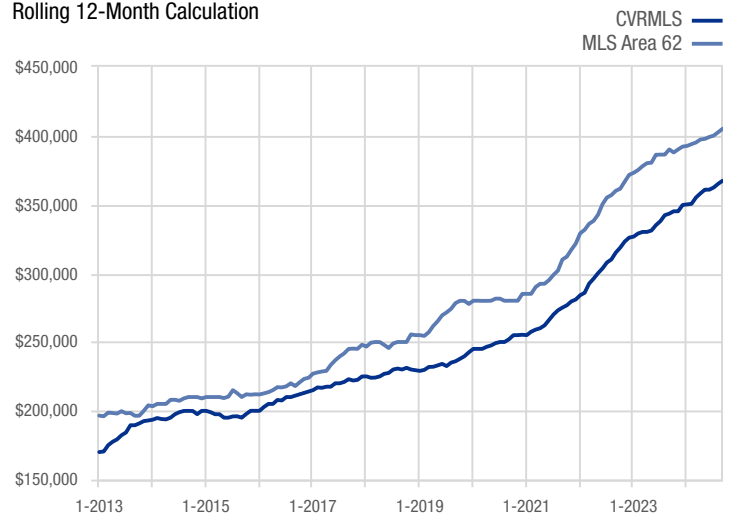
Median Sales Price - Single-Family

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.