

Local Market Update – October 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

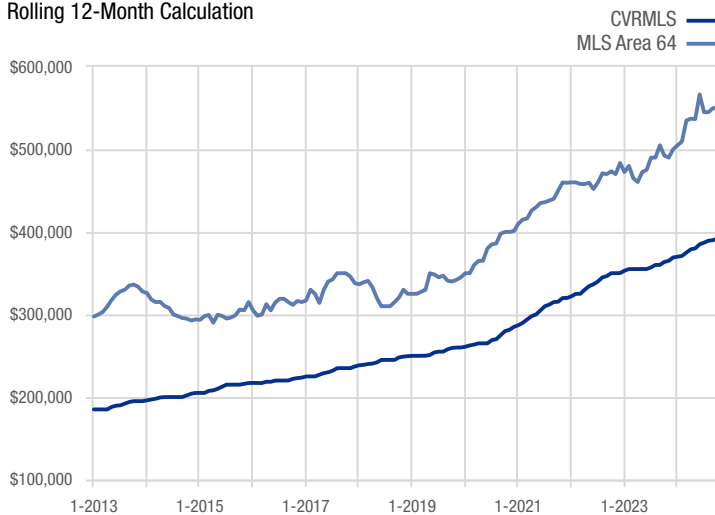
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	37	41	+ 10.8%	375	436	+ 16.3%
Pending Sales	32	29	- 9.4%	325	369	+ 13.5%
Closed Sales	21	33	+ 57.1%	315	346	+ 9.8%
Days on Market Until Sale	11	17	+ 54.5%	12	16	+ 33.3%
Median Sales Price*	\$495,000	\$449,950	- 9.1%	\$500,000	\$550,000	+ 10.0%
Average Sales Price*	\$513,407	\$642,020	+ 25.1%	\$586,315	\$642,512	+ 9.6%
Percent of Original List Price Received*	106.1%	101.0%	- 4.8%	104.2%	101.8%	- 2.3%
Inventory of Homes for Sale	34	52	+ 52.9%	—	—	—
Months Supply of Inventory	1.1	1.5	+ 36.4%	—	—	—

Condo/Town	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	17	6	- 64.7%	119	99	- 16.8%
Pending Sales	9	8	- 11.1%	94	89	- 5.3%
Closed Sales	9	7	- 22.2%	80	86	+ 7.5%
Days on Market Until Sale	18	15	- 16.7%	25	29	+ 16.0%
Median Sales Price*	\$235,000	\$290,000	+ 23.4%	\$314,250	\$349,995	+ 11.4%
Average Sales Price*	\$291,841	\$281,143	- 3.7%	\$323,029	\$350,210	+ 8.4%
Percent of Original List Price Received*	102.1%	100.4%	- 1.7%	101.6%	99.5%	- 2.1%
Inventory of Homes for Sale	28	7	- 75.0%	—	—	—
Months Supply of Inventory	3.2	0.8	- 75.0%	—	—	—

* 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.

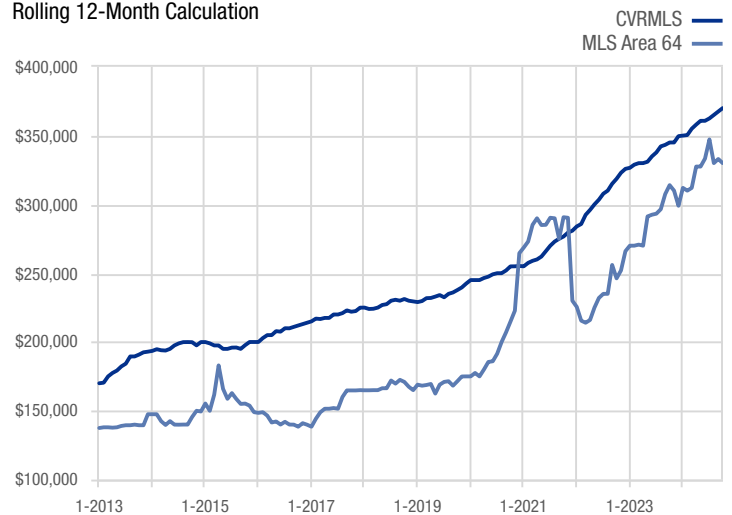
Median Sales Price - Single-Family

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.