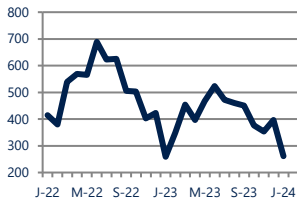


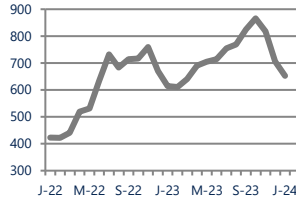


Units Sold
261



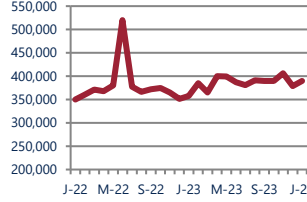
Up 1%
 Vs. Year Ago

Active Inventory
652



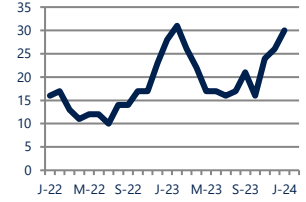
Up 6%
 Vs. Year Ago

Median Sale Price
\$390,000



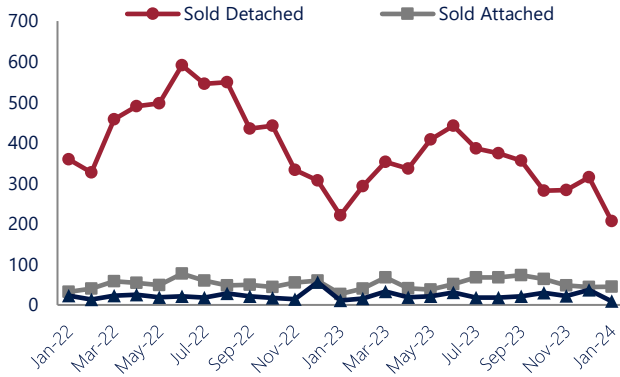
Up 9%
 Vs. Year Ago

Days On Market
30



Up 7%
 Vs. Year Ago

Units Sold*



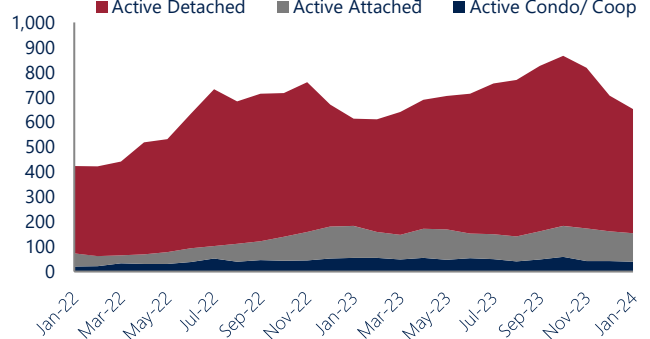
Units Sold

There was a decrease in total units sold in January, with 261 sold this month in Chesterfield County versus 396 last month, a decrease of 34%. This month's total units sold was higher than at this time last year, an increase of 1% versus January 2023.

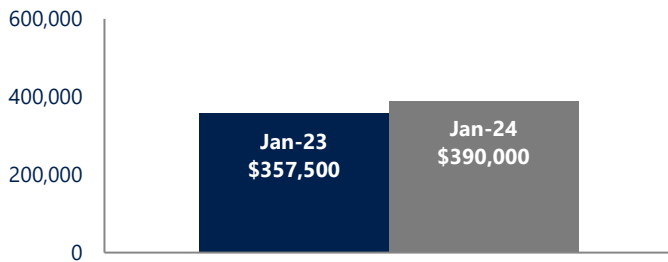
Active Inventory

Versus last year, the total number of homes available this month is higher by 38 units or 6%. The total number of active inventory this January was 652 compared to 614 in January 2023. This month's total of 652 is lower than the previous month's total supply of available inventory of 706, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Chesterfield County Homes was \$357,500. This January, the median sale price was \$390,000, an increase of 9% or \$32,500 compared to last year. The current median sold price is 3% higher than in December.

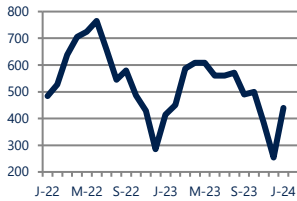
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.



New Listings

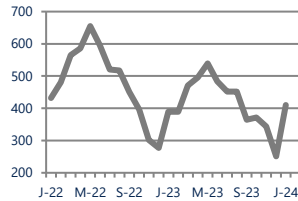
439



Up 6%
Vs. Year Ago

Current Contracts

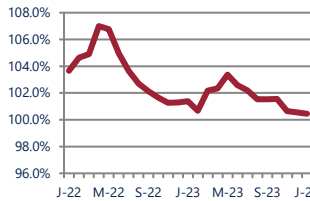
410



Up 5%
Vs. Year Ago

Sold Vs. List Price

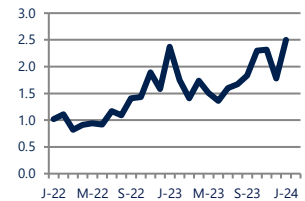
100.5%



Down -0.9%
Vs. Year Ago

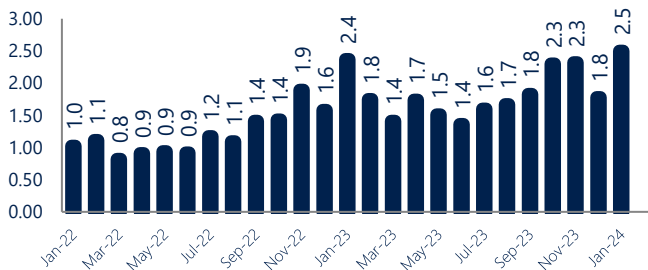
Months of Supply

2.5



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

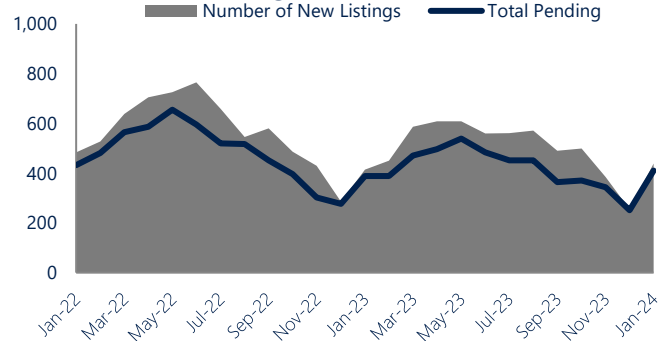
In January, there was 2.5 months of supply available in Chesterfield County, compared to 2.4 in January 2023. That is an increase of 5% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

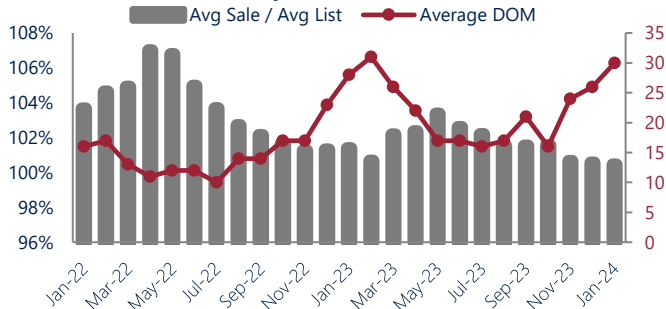
New Listings & Current Contracts

This month there were 439 homes newly listed for sale in Chesterfield County compared to 414 in January 2023, an increase of 6%. There were 410 current contracts pending sale this January compared to 389 a year ago. The number of current contracts is 5% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Chesterfield County was 100.5% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 28, an increase of 7%.