

Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

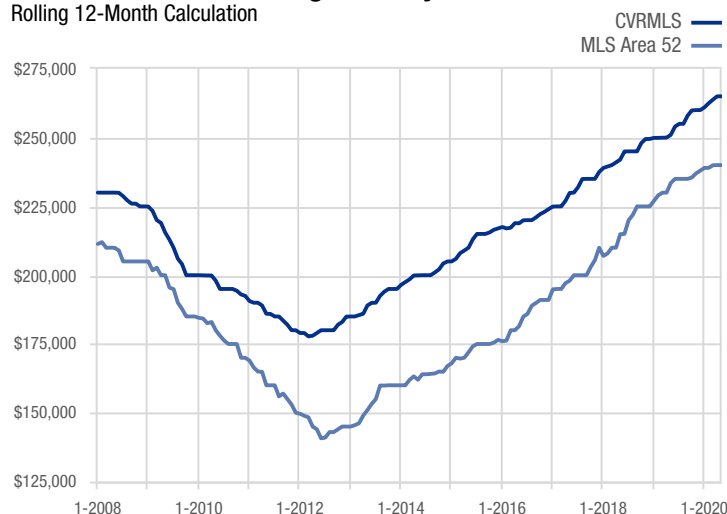
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	215	160	- 25.6%	829	837	+ 1.0%
Pending Sales	156	162	+ 3.8%	671	717	+ 6.9%
Closed Sales	165	117	- 29.1%	551	542	- 1.6%
Days on Market Until Sale	24	24	0.0%	33	31	- 6.1%
Median Sales Price*	\$240,000	\$237,500	- 1.0%	\$235,000	\$240,000	+ 2.1%
Average Sales Price*	\$251,607	\$246,874	- 1.9%	\$244,278	\$247,025	+ 1.1%
Percent of Original List Price Received*	99.5%	100.5%	+ 1.0%	99.2%	99.4%	+ 0.2%
Inventory of Homes for Sale	231	174	- 24.7%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	16	31	+ 93.8%	58	102	+ 75.9%
Pending Sales	12	23	+ 91.7%	47	71	+ 51.1%
Closed Sales	12	12	0.0%	60	48	- 20.0%
Days on Market Until Sale	30	19	- 36.7%	31	30	- 3.2%
Median Sales Price*	\$250,920	\$242,463	- 3.4%	\$237,285	\$235,245	- 0.9%
Average Sales Price*	\$242,965	\$217,670	- 10.4%	\$218,625	\$225,613	+ 3.2%
Percent of Original List Price Received*	100.1%	102.7%	+ 2.6%	99.6%	101.2%	+ 1.6%
Inventory of Homes for Sale	30	30	0.0%	—	—	—
Months Supply of Inventory	3.0	2.2	- 26.7%	—	—	—

* 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.

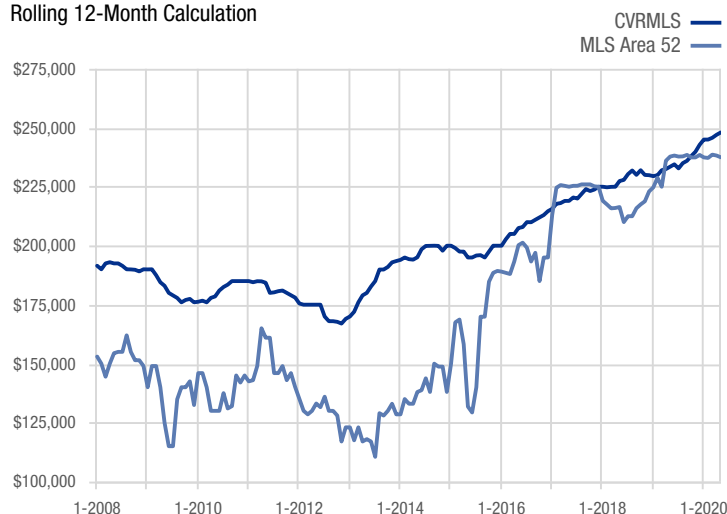
Median Sales Price - Single-Family

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.