

Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

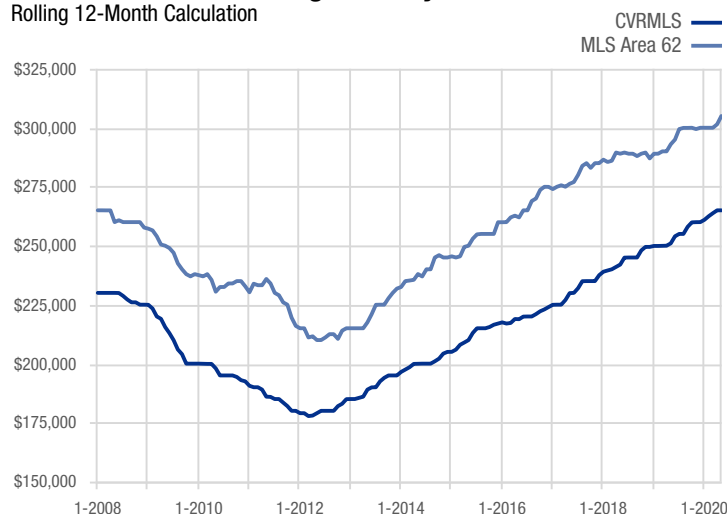
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	289	204	- 29.4%	1,224	1,046	- 14.5%
Pending Sales	218	218	0.0%	883	882	- 0.1%
Closed Sales	198	180	- 9.1%	716	680	- 5.0%
Days on Market Until Sale	29	22	- 24.1%	39	34	- 12.8%
Median Sales Price*	\$300,000	\$319,385	+ 6.5%	\$295,000	\$305,000	+ 3.4%
Average Sales Price*	\$336,180	\$336,063	- 0.0%	\$324,540	\$335,659	+ 3.4%
Percent of Original List Price Received*	99.9%	99.5%	- 0.4%	98.8%	99.0%	+ 0.2%
Inventory of Homes for Sale	432	270	- 37.5%	—	—	—
Months Supply of Inventory	2.8	1.7	- 39.3%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	41	33	- 19.5%	258	194	- 24.8%
Pending Sales	41	29	- 29.3%	188	138	- 26.6%
Closed Sales	43	27	- 37.2%	143	132	- 7.7%
Days on Market Until Sale	19	31	+ 63.2%	29	35	+ 20.7%
Median Sales Price*	\$279,985	\$296,849	+ 6.0%	\$278,466	\$287,642	+ 3.3%
Average Sales Price*	\$284,308	\$271,471	- 4.5%	\$274,382	\$283,932	+ 3.5%
Percent of Original List Price Received*	100.2%	99.3%	- 0.9%	100.6%	99.7%	- 0.9%
Inventory of Homes for Sale	76	75	- 1.3%	—	—	—
Months Supply of Inventory	2.5	2.8	+ 12.0%	—	—	—

* 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.

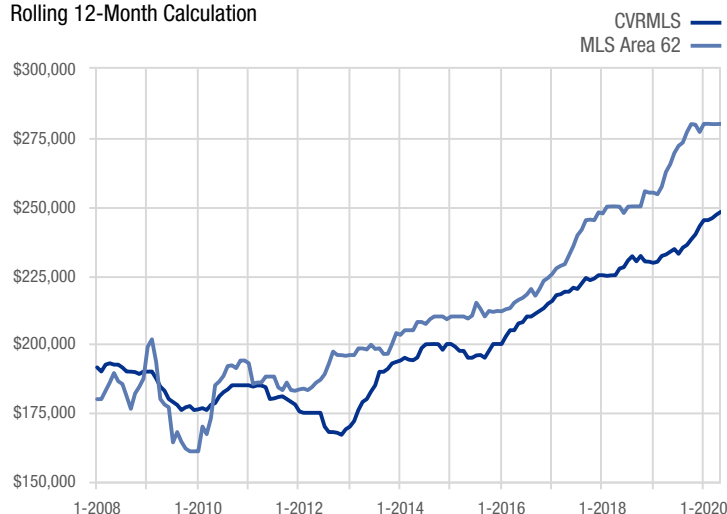
Median Sales Price - Single-Family

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.