

Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

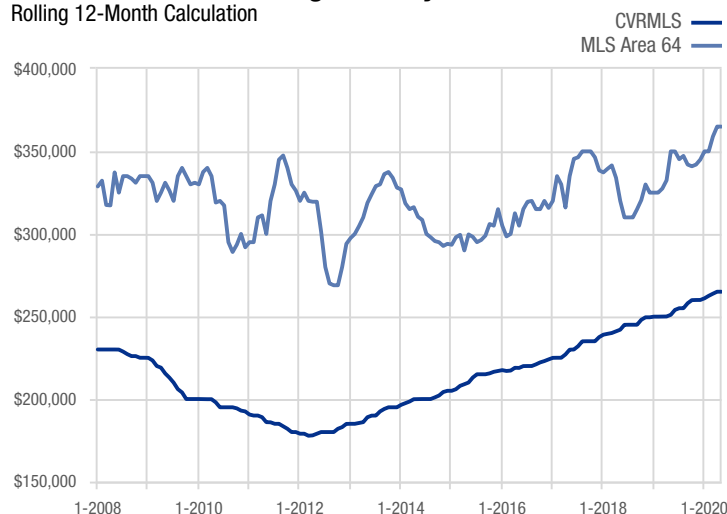
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	100	71	- 29.0%	402	351	- 12.7%
Pending Sales	68	75	+ 10.3%	279	288	+ 3.2%
Closed Sales	59	62	+ 5.1%	201	239	+ 18.9%
Days on Market Until Sale	21	23	+ 9.5%	34	31	- 8.8%
Median Sales Price*	\$371,000	\$410,000	+ 10.5%	\$335,500	\$395,000	+ 17.7%
Average Sales Price*	\$406,763	\$417,052	+ 2.5%	\$387,383	\$416,526	+ 7.5%
Percent of Original List Price Received*	98.8%	99.7%	+ 0.9%	98.5%	98.9%	+ 0.4%
Inventory of Homes for Sale	151	90	- 40.4%	—	—	—
Months Supply of Inventory	3.1	1.6	- 48.4%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	11	18	+ 63.6%	51	62	+ 21.6%
Pending Sales	12	16	+ 33.3%	45	52	+ 15.6%
Closed Sales	14	7	- 50.0%	46	43	- 6.5%
Days on Market Until Sale	38	40	+ 5.3%	37	29	- 21.6%
Median Sales Price*	\$138,950	\$341,237	+ 145.6%	\$170,000	\$218,750	+ 28.7%
Average Sales Price*	\$198,321	\$334,369	+ 68.6%	\$193,220	\$249,092	+ 28.9%
Percent of Original List Price Received*	96.4%	103.9%	+ 7.8%	97.5%	99.7%	+ 2.3%
Inventory of Homes for Sale	13	16	+ 23.1%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

* 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.

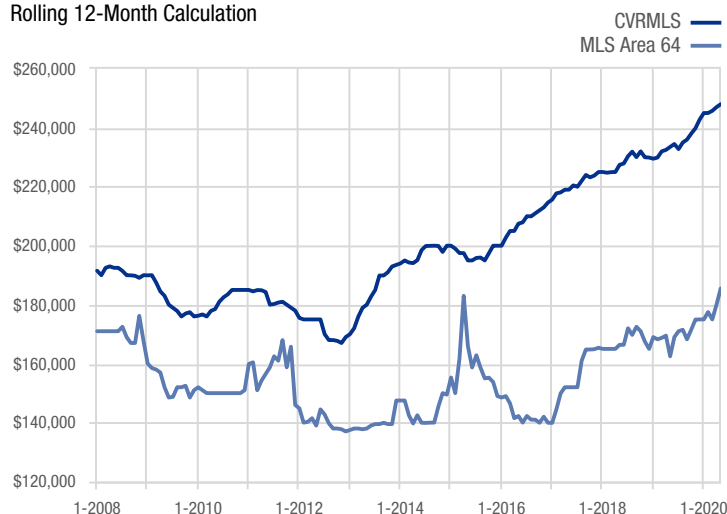
Median Sales Price - Single-Family

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.