

Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

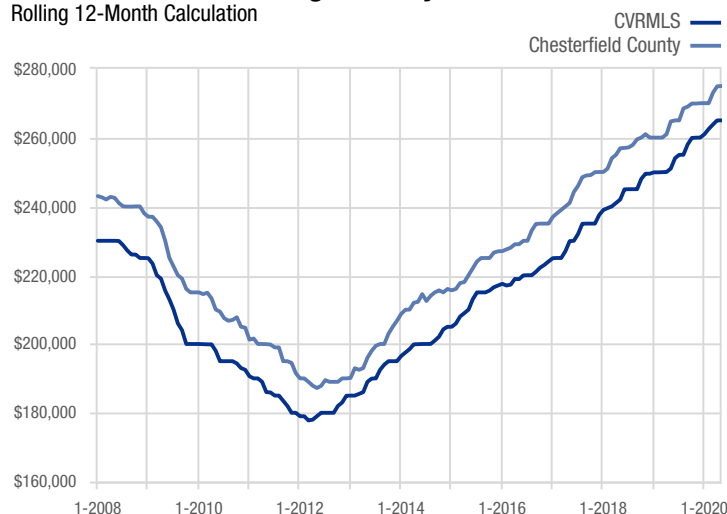
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	895	628	- 29.8%	3,572	3,248	- 9.1%
Pending Sales	676	674	- 0.3%	2,689	2,765	+ 2.8%
Closed Sales	612	502	- 18.0%	2,198	2,136	- 2.8%
Days on Market Until Sale	28	23	- 17.9%	37	34	- 8.1%
Median Sales Price*	\$278,400	\$288,250	+ 3.5%	\$264,950	\$275,000	+ 3.8%
Average Sales Price*	\$306,100	\$316,563	+ 3.4%	\$292,776	\$307,200	+ 4.9%
Percent of Original List Price Received*	99.8%	100.1%	+ 0.3%	98.9%	99.3%	+ 0.4%
Inventory of Homes for Sale	1,204	788	- 34.6%	—	—	—
Months Supply of Inventory	2.5	1.6	- 36.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	84	97	+ 15.5%	418	446	+ 6.7%
Pending Sales	77	87	+ 13.0%	324	342	+ 5.6%
Closed Sales	78	54	- 30.8%	289	269	- 6.9%
Days on Market Until Sale	25	35	+ 40.0%	32	37	+ 15.6%
Median Sales Price*	\$261,333	\$253,835	- 2.9%	\$250,123	\$256,250	+ 2.4%
Average Sales Price*	\$256,769	\$256,435	- 0.1%	\$244,775	\$258,902	+ 5.8%
Percent of Original List Price Received*	99.6%	100.6%	+ 1.0%	100.1%	100.0%	- 0.1%
Inventory of Homes for Sale	136	153	+ 12.5%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

* 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.

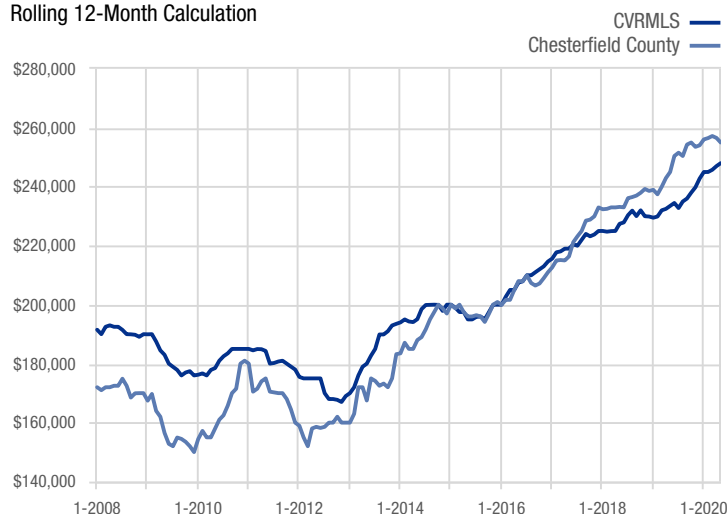
Median Sales Price - Single-Family

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.