

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

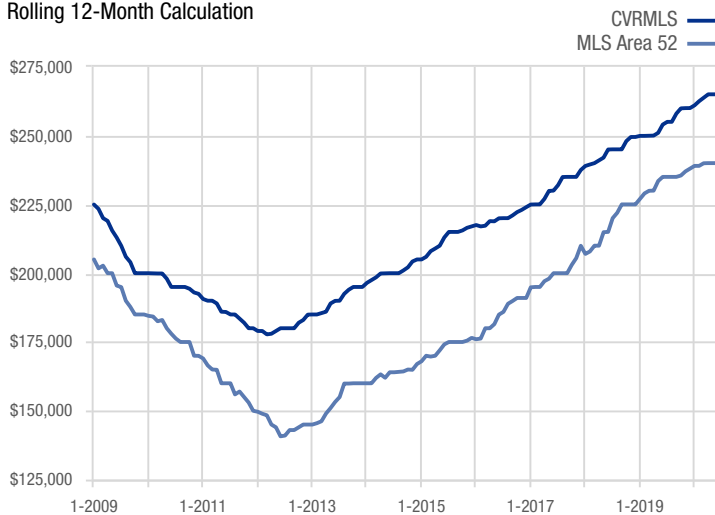
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	177	162	- 8.5%	1,006	1,002	- 0.4%
Pending Sales	138	172	+ 24.6%	809	881	+ 8.9%
Closed Sales	171	157	- 8.2%	722	699	- 3.2%
Days on Market Until Sale	29	22	- 24.1%	32	29	- 9.4%
Median Sales Price*	\$249,999	\$265,000	+ 6.0%	\$238,000	\$245,000	+ 2.9%
Average Sales Price*	\$251,455	\$282,138	+ 12.2%	\$245,985	\$254,906	+ 3.6%
Percent of Original List Price Received*	100.4%	99.5%	- 0.9%	99.5%	99.5%	0.0%
Inventory of Homes for Sale	240	137	- 42.9%	—	—	—
Months Supply of Inventory	2.0	1.1	- 45.0%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	25	16	- 36.0%	83	118	+ 42.2%
Pending Sales	14	24	+ 71.4%	61	95	+ 55.7%
Closed Sales	13	27	+ 107.7%	73	77	+ 5.5%
Days on Market Until Sale	57	39	- 31.6%	36	33	- 8.3%
Median Sales Price*	\$221,000	\$238,350	+ 7.9%	\$237,210	\$237,045	- 0.1%
Average Sales Price*	\$228,295	\$229,978	+ 0.7%	\$220,347	\$228,056	+ 3.5%
Percent of Original List Price Received*	101.5%	101.8%	+ 0.3%	100.0%	101.4%	+ 1.4%
Inventory of Homes for Sale	38	19	- 50.0%	—	—	—
Months Supply of Inventory	3.6	1.3	- 63.9%	—	—	—

* 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.

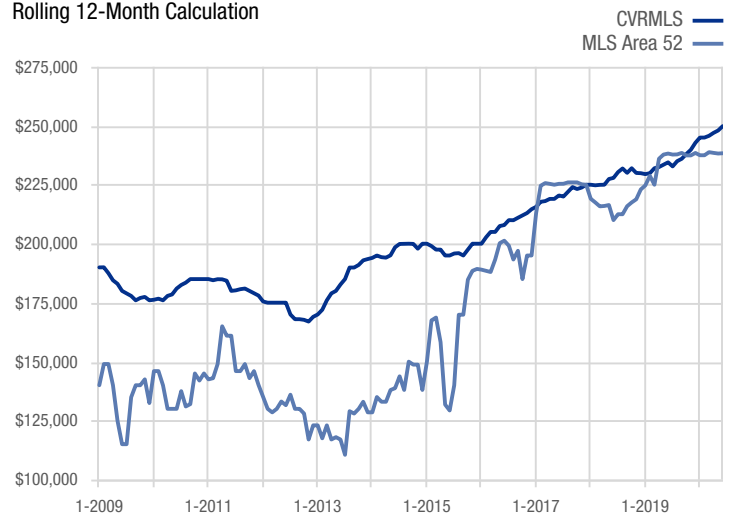
Median Sales Price - Single-Family

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.