

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

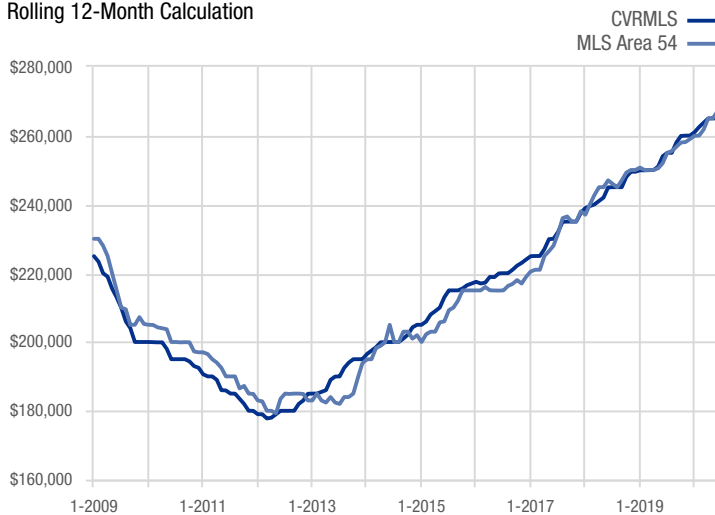
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	240	222	- 7.5%	1,358	1,238	- 8.8%
Pending Sales	187	234	+ 25.1%	1,043	1,095	+ 5.0%
Closed Sales	215	210	- 2.3%	945	885	- 6.3%
Days on Market Until Sale	29	29	0.0%	38	36	- 5.3%
Median Sales Price*	\$265,000	\$280,000	+ 5.7%	\$252,550	\$270,000	+ 6.9%
Average Sales Price*	\$289,199	\$303,334	+ 4.9%	\$276,409	\$292,367	+ 5.8%
Percent of Original List Price Received*	99.4%	100.3%	+ 0.9%	99.1%	99.7%	+ 0.6%
Inventory of Homes for Sale	395	232	- 41.3%	—	—	—
Months Supply of Inventory	2.5	1.4	- 44.0%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	19	31	+ 63.2%	70	119	+ 70.0%
Pending Sales	16	32	+ 100.0%	60	113	+ 88.3%
Closed Sales	6	14	+ 133.3%	46	60	+ 30.4%
Days on Market Until Sale	57	25	- 56.1%	42	49	+ 16.7%
Median Sales Price*	\$277,250	\$213,495	- 23.0%	\$235,750	\$238,000	+ 1.0%
Average Sales Price*	\$257,947	\$216,355	- 16.1%	\$236,279	\$226,966	- 3.9%
Percent of Original List Price Received*	100.0%	99.1%	- 0.9%	101.3%	99.7%	- 1.6%
Inventory of Homes for Sale	17	24	+ 41.2%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

* 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.

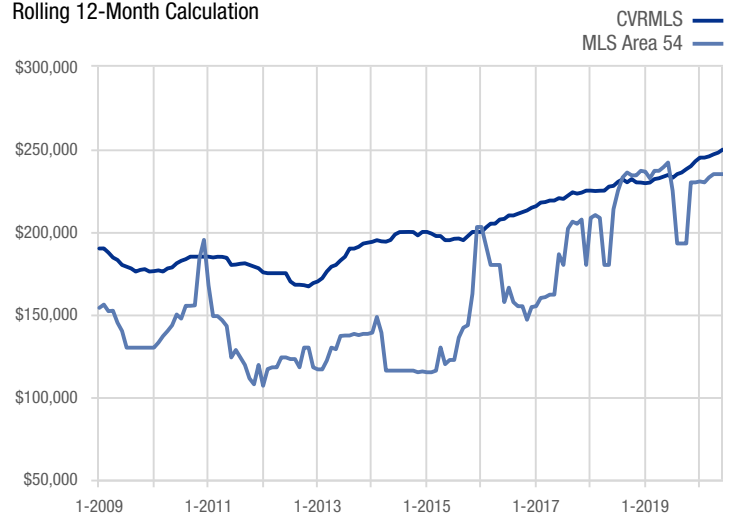
Median Sales Price - Single-Family

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.