

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

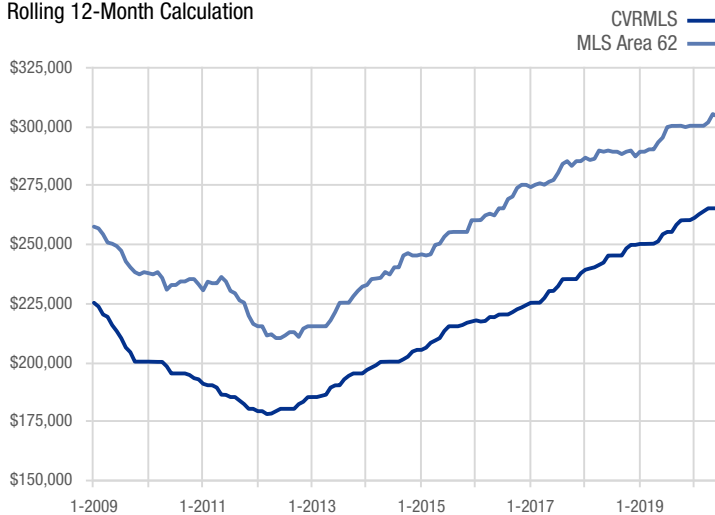
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	246	257	+ 4.5%	1,470	1,304	- 11.3%
Pending Sales	192	216	+ 12.5%	1,075	1,090	+ 1.4%
Closed Sales	228	200	- 12.3%	944	880	- 6.8%
Days on Market Until Sale	27	28	+ 3.7%	36	33	- 8.3%
Median Sales Price*	\$319,000	\$325,000	+ 1.9%	\$300,000	\$311,000	+ 3.7%
Average Sales Price*	\$354,496	\$340,617	- 3.9%	\$331,764	\$336,785	+ 1.5%
Percent of Original List Price Received*	99.4%	100.2%	+ 0.8%	98.9%	99.2%	+ 0.3%
Inventory of Homes for Sale	427	285	- 33.3%	—	—	—
Months Supply of Inventory	2.8	1.7	- 39.3%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	41	48	+ 17.1%	299	243	- 18.7%
Pending Sales	30	43	+ 43.3%	218	181	- 17.0%
Closed Sales	49	37	- 24.5%	192	169	- 12.0%
Days on Market Until Sale	29	29	0.0%	29	33	+ 13.8%
Median Sales Price*	\$267,000	\$281,500	+ 5.4%	\$275,000	\$284,445	+ 3.4%
Average Sales Price*	\$268,455	\$280,228	+ 4.4%	\$272,862	\$283,134	+ 3.8%
Percent of Original List Price Received*	100.6%	100.5%	- 0.1%	100.6%	99.9%	- 0.7%
Inventory of Homes for Sale	75	70	- 6.7%	—	—	—
Months Supply of Inventory	2.4	2.5	+ 4.2%	—	—	—

* 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.

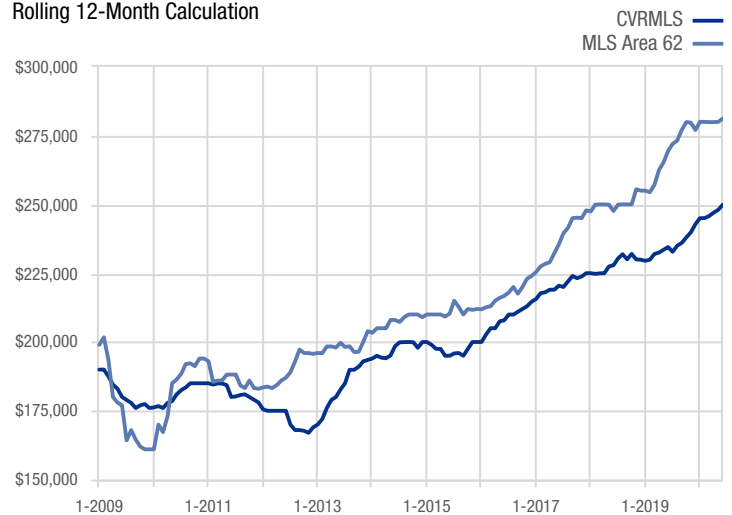
Median Sales Price - Single-Family

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.