

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

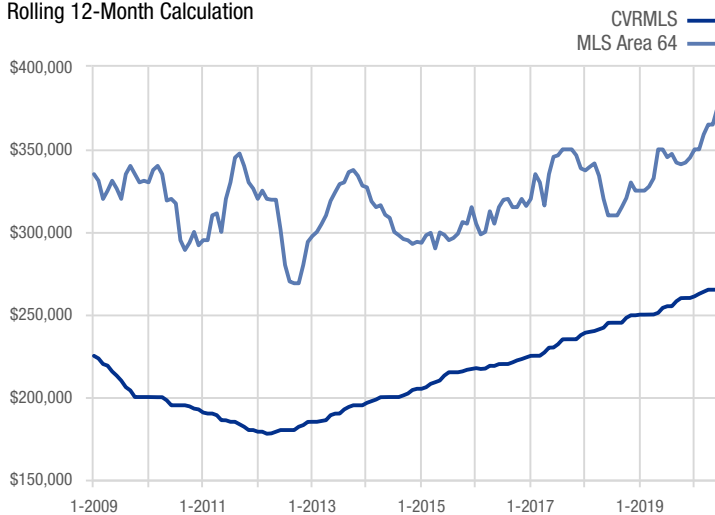
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
Key Metrics						
New Listings	88	54	- 38.6%	490	407	- 16.9%
Pending Sales	75	66	- 12.0%	354	346	- 2.3%
Closed Sales	64	54	- 15.6%	265	293	+ 10.6%
Days on Market Until Sale	33	28	- 15.2%	33	30	- 9.1%
Median Sales Price*	\$347,000	\$457,000	+ 31.7%	\$336,000	\$403,000	+ 19.9%
Average Sales Price*	\$439,075	\$470,807	+ 7.2%	\$399,956	\$426,703	+ 6.7%
Percent of Original List Price Received*	98.7%	98.4%	- 0.3%	98.6%	98.8%	+ 0.2%
Inventory of Homes for Sale	153	79	- 48.4%	—	—	—
Months Supply of Inventory	3.0	1.5	- 50.0%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
Key Metrics						
New Listings	14	17	+ 21.4%	65	79	+ 21.5%
Pending Sales	6	18	+ 200.0%	51	69	+ 35.3%
Closed Sales	9	12	+ 33.3%	55	55	0.0%
Days on Market Until Sale	16	26	+ 62.5%	33	29	- 12.1%
Median Sales Price*	\$272,500	\$238,000	- 12.7%	\$172,000	\$221,750	+ 28.9%
Average Sales Price*	\$238,594	\$246,054	+ 3.1%	\$201,227	\$248,391	+ 23.4%
Percent of Original List Price Received*	100.4%	100.3%	- 0.1%	98.0%	99.9%	+ 1.9%
Inventory of Homes for Sale	16	14	- 12.5%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

* 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.

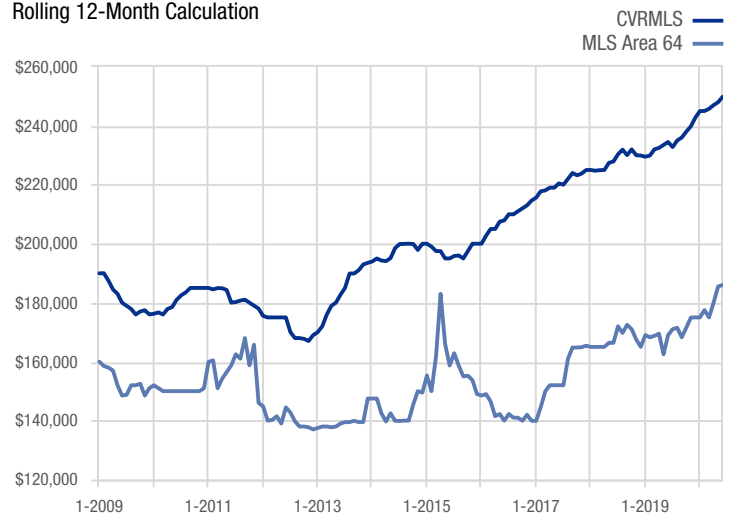
Median Sales Price - Single-Family

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.