

# Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 52

52-Chesterfield

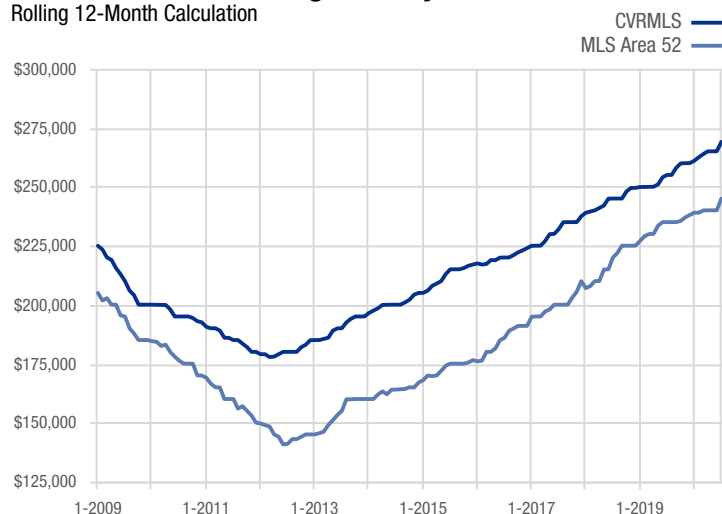
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	203	223	+ 9.9%	1,209	1,230	+ 1.7%
Pending Sales	144	199	+ 38.2%	953	1,071	+ 12.4%
Closed Sales	147	152	+ 3.4%	869	851	- 2.1%
Days on Market Until Sale	21	16	- 23.8%	30	27	- 10.0%
Median Sales Price*	\$228,000	\$260,700	+ 14.3%	\$235,000	\$249,900	+ 6.3%
Average Sales Price*	\$238,753	\$274,233	+ 14.9%	\$244,757	\$258,374	+ 5.6%
Percent of Original List Price Received*	99.3%	100.3%	+ 1.0%	99.4%	99.6%	+ 0.2%
Inventory of Homes for Sale	250	139	- 44.4%	—	—	—
Months Supply of Inventory	2.1	1.0	- 52.4%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	17	15	- 11.8%	100	133	+ 33.0%
Pending Sales	14	17	+ 21.4%	75	111	+ 48.0%
Closed Sales	9	22	+ 144.4%	82	99	+ 20.7%
Days on Market Until Sale	12	26	+ 116.7%	33	31	- 6.1%
Median Sales Price*	\$170,000	\$218,105	+ 28.3%	\$233,265	\$235,000	+ 0.7%
Average Sales Price*	\$170,071	\$224,063	+ 31.7%	\$214,829	\$227,169	+ 5.7%
Percent of Original List Price Received*	101.6%	100.2%	- 1.4%	100.1%	101.1%	+ 1.0%
Inventory of Homes for Sale	35	14	- 60.0%	—	—	—
Months Supply of Inventory	3.2	0.9	- 71.9%	—	—	—

\* 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.

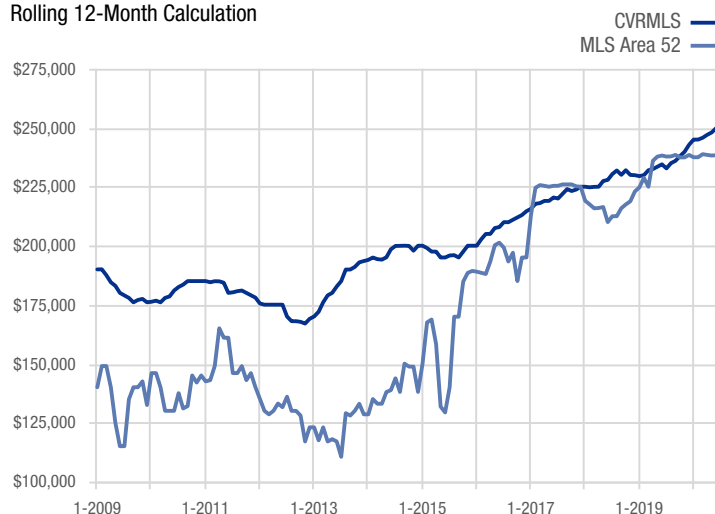
### Median Sales Price - Single-Family

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.