

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

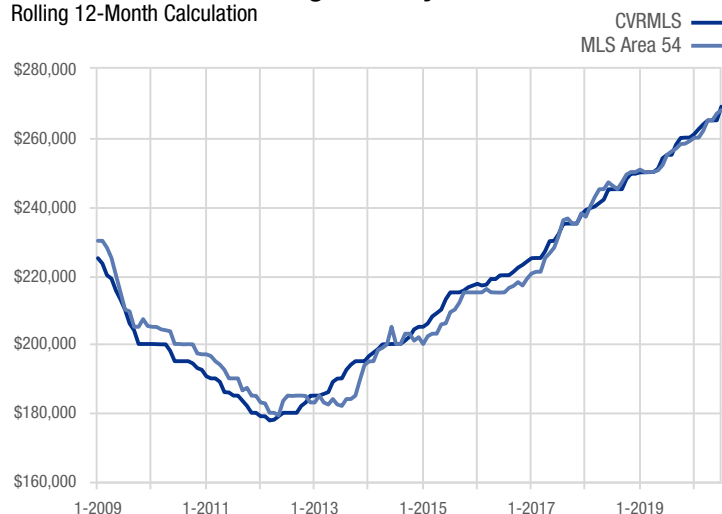
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	206	238	+ 15.5%	1,564	1,479	- 5.4%
Pending Sales	160	255	+ 59.4%	1,203	1,328	+ 10.4%
Closed Sales	184	199	+ 8.2%	1,129	1,084	- 4.0%
Days on Market Until Sale	27	35	+ 29.6%	36	36	0.0%
Median Sales Price*	\$263,500	\$280,500	+ 6.5%	\$255,000	\$270,500	+ 6.1%
Average Sales Price*	\$287,617	\$313,142	+ 8.9%	\$278,252	\$296,152	+ 6.4%
Percent of Original List Price Received*	99.8%	99.7%	- 0.1%	99.2%	99.7%	+ 0.5%
Inventory of Homes for Sale	394	216	- 45.2%	—	—	—
Months Supply of Inventory	2.5	1.3	- 48.0%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	12	19	+ 58.3%	82	138	+ 68.3%
Pending Sales	6	26	+ 333.3%	66	137	+ 107.6%
Closed Sales	12	16	+ 33.3%	58	76	+ 31.0%
Days on Market Until Sale	16	37	+ 131.3%	37	47	+ 27.0%
Median Sales Price*	\$177,495	\$246,800	+ 39.0%	\$211,450	\$239,000	+ 13.0%
Average Sales Price*	\$221,347	\$236,395	+ 6.8%	\$233,190	\$228,977	- 1.8%
Percent of Original List Price Received*	101.9%	98.8%	- 3.0%	101.4%	99.5%	- 1.9%
Inventory of Homes for Sale	23	15	- 34.8%	—	—	—
Months Supply of Inventory	2.7	0.9	- 66.7%	—	—	—

* 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.

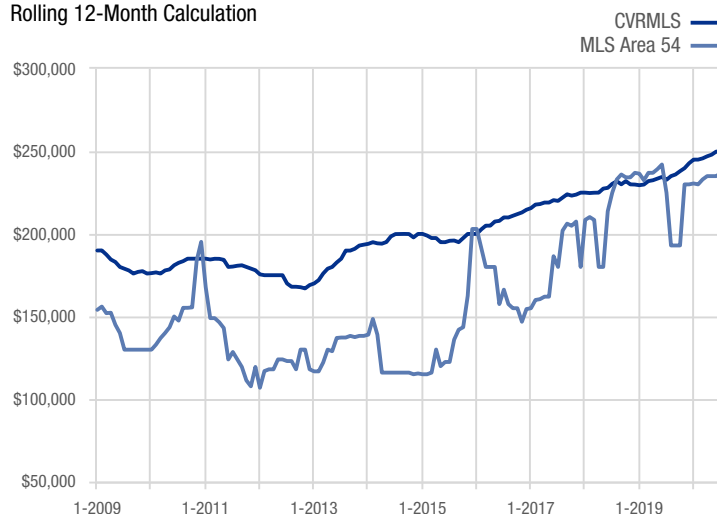
Median Sales Price - Single-Family

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.