

# Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 62

62-Chesterfield

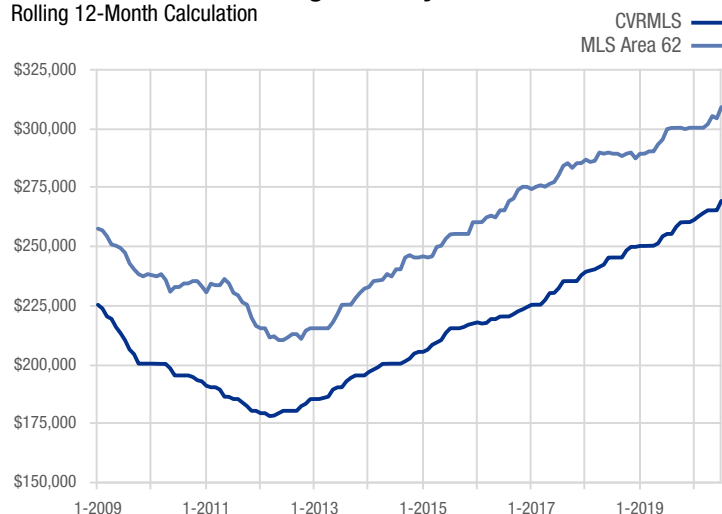
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	233	223	- 4.3%	1,703	1,528	- 10.3%
Pending Sales	183	243	+ 32.8%	1,257	1,325	+ 5.4%
Closed Sales	200	216	+ 8.0%	1,144	1,096	- 4.2%
Days on Market Until Sale	25	29	+ 16.0%	34	32	- 5.9%
Median Sales Price*	\$315,000	\$339,950	+ 7.9%	\$301,500	\$316,000	+ 4.8%
Average Sales Price*	\$346,445	\$364,140	+ 5.1%	\$334,345	\$342,215	+ 2.4%
Percent of Original List Price Received*	98.8%	100.5%	+ 1.7%	98.9%	99.5%	+ 0.6%
Inventory of Homes for Sale	431	248	- 42.5%	—	—	—
Months Supply of Inventory	2.8	1.5	- 46.4%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	35	62	+ 77.1%	334	304	- 9.0%
Pending Sales	27	56	+ 107.4%	245	231	- 5.7%
Closed Sales	25	27	+ 8.0%	217	196	- 9.7%
Days on Market Until Sale	40	44	+ 10.0%	30	35	+ 16.7%
Median Sales Price*	\$285,050	\$285,000	- 0.0%	\$275,250	\$284,900	+ 3.5%
Average Sales Price*	\$286,215	\$283,593	- 0.9%	\$274,407	\$283,198	+ 3.2%
Percent of Original List Price Received*	100.8%	99.3%	- 1.5%	100.6%	99.8%	- 0.8%
Inventory of Homes for Sale	76	73	- 3.9%	—	—	—
Months Supply of Inventory	2.5	2.4	- 4.0%	—	—	—

\* 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.

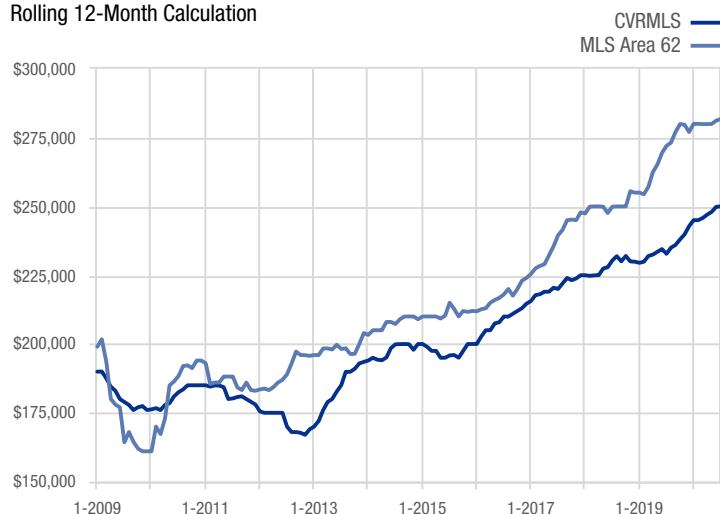
### Median Sales Price - Single-Family

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.