

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

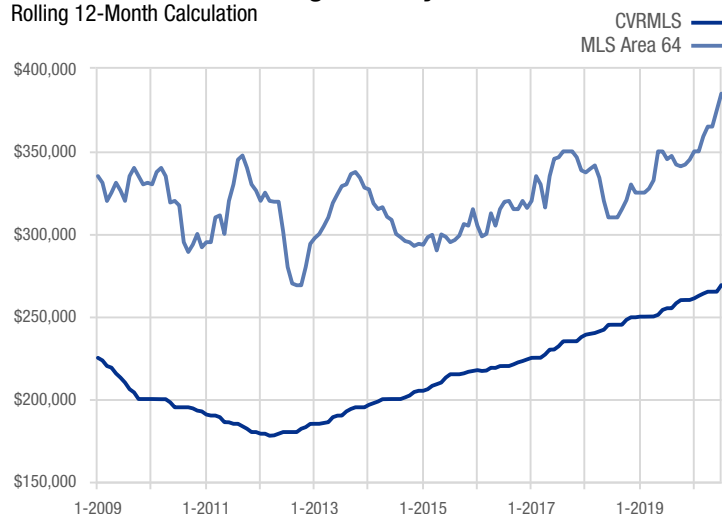
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	86	69	- 19.8%	576	475	- 17.5%
Pending Sales	57	65	+ 14.0%	411	409	- 0.5%
Closed Sales	78	67	- 14.1%	343	360	+ 5.0%
Days on Market Until Sale	25	28	+ 12.0%	31	30	- 3.2%
Median Sales Price*	\$327,375	\$395,000	+ 20.7%	\$335,500	\$400,000	+ 19.2%
Average Sales Price*	\$423,111	\$410,876	- 2.9%	\$405,316	\$423,716	+ 4.5%
Percent of Original List Price Received*	99.0%	100.9%	+ 1.9%	98.7%	99.2%	+ 0.5%
Inventory of Homes for Sale	156	75	- 51.9%	—	—	—
Months Supply of Inventory	3.1	1.4	- 54.8%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	8	13	+ 62.5%	73	95	+ 30.1%
Pending Sales	6	13	+ 116.7%	57	84	+ 47.4%
Closed Sales	5	12	+ 140.0%	60	67	+ 11.7%
Days on Market Until Sale	7	25	+ 257.1%	31	28	- 9.7%
Median Sales Price*	\$184,000	\$250,750	+ 36.3%	\$174,975	\$229,000	+ 30.9%
Average Sales Price*	\$208,500	\$283,055	+ 35.8%	\$201,876	\$254,890	+ 26.3%
Percent of Original List Price Received*	97.3%	100.9%	+ 3.7%	98.0%	100.0%	+ 2.0%
Inventory of Homes for Sale	18	9	- 50.0%	—	—	—
Months Supply of Inventory	2.1	0.8	- 61.9%	—	—	—

* 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.

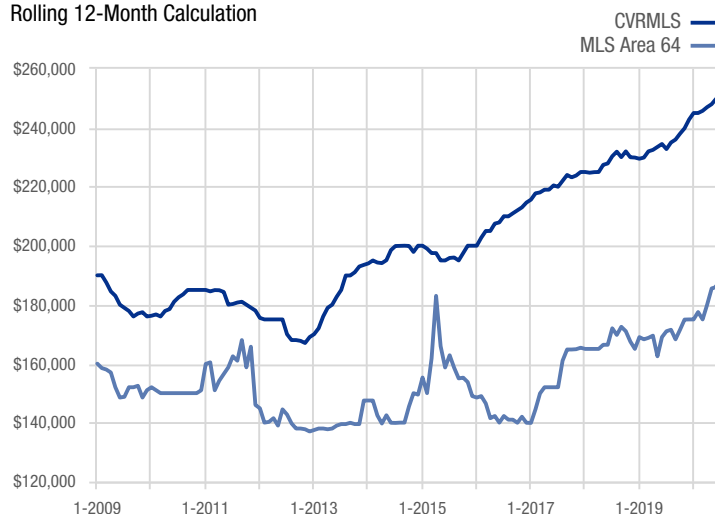
Median Sales Price - Single-Family

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.