

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

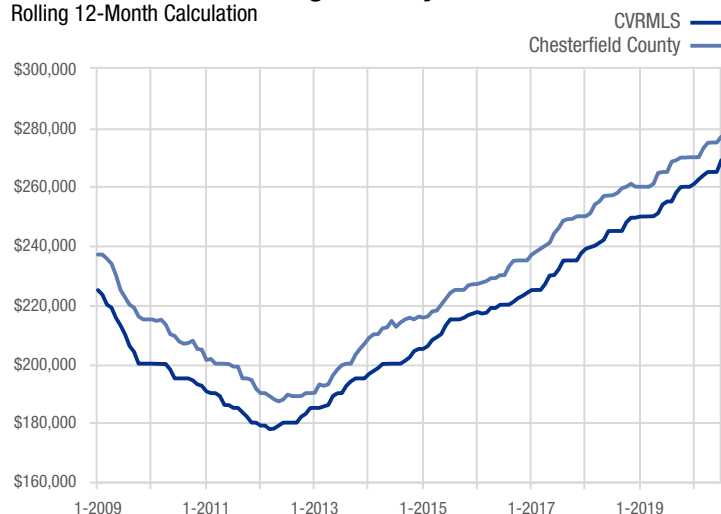
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	728	753	+ 3.4%	5,052	4,712	- 6.7%
Pending Sales	544	762	+ 40.1%	3,824	4,133	+ 8.1%
Closed Sales	609	634	+ 4.1%	3,485	3,391	- 2.7%
Days on Market Until Sale	25	28	+ 12.0%	33	32	- 3.0%
Median Sales Price*	\$274,900	\$300,000	+ 9.1%	\$269,950	\$283,000	+ 4.8%
Average Sales Price*	\$312,481	\$331,552	+ 6.1%	\$300,674	\$314,948	+ 4.7%
Percent of Original List Price Received*	99.2%	100.3%	+ 1.1%	99.1%	99.6%	+ 0.5%
Inventory of Homes for Sale	1,231	678	- 44.9%	—	—	—
Months Supply of Inventory	2.6	1.3	- 50.0%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	72	109	+ 51.4%	589	670	+ 13.8%
Pending Sales	53	112	+ 111.3%	443	563	+ 27.1%
Closed Sales	51	77	+ 51.0%	417	438	+ 5.0%
Days on Market Until Sale	26	35	+ 34.6%	32	35	+ 9.4%
Median Sales Price*	\$259,650	\$244,570	- 5.8%	\$254,597	\$252,880	- 0.7%
Average Sales Price*	\$242,837	\$256,693	+ 5.7%	\$246,888	\$256,812	+ 4.0%
Percent of Original List Price Received*	100.9%	99.7%	- 1.2%	100.3%	100.1%	- 0.2%
Inventory of Homes for Sale	152	111	- 27.0%	—	—	—
Months Supply of Inventory	2.6	1.5	- 42.3%	—	—	—

* 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.

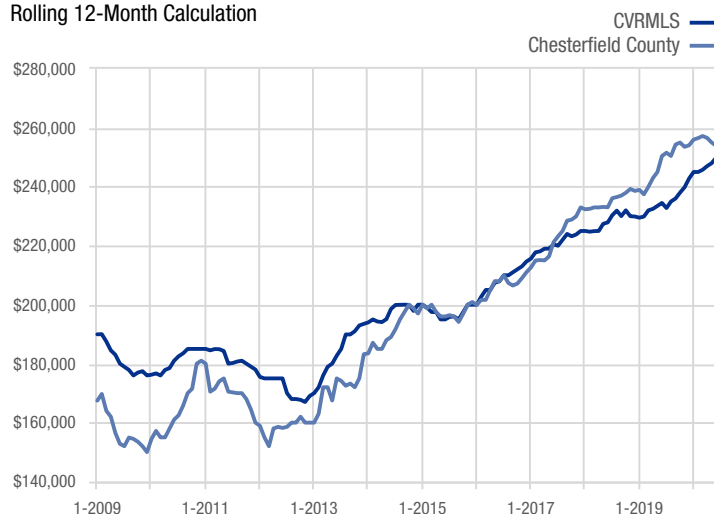
Median Sales Price - Single-Family

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.