

Local Market Update – June 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

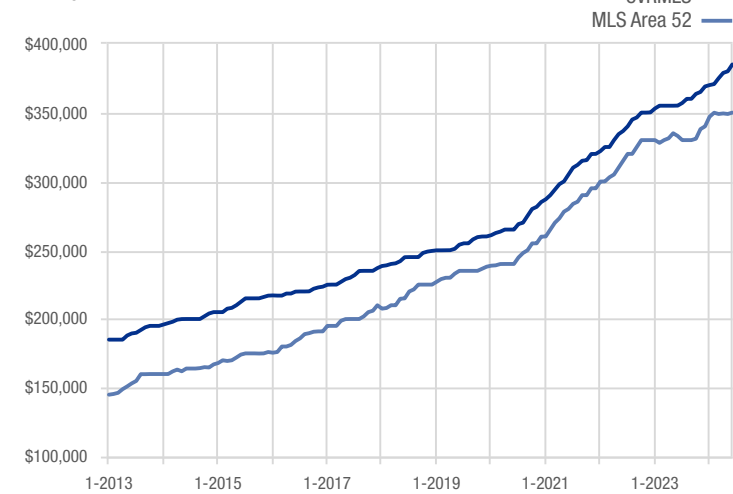
52-Chesterfield

Single Family	June			Year to Date		
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	107	117	+ 9.3%	652	689	+ 5.7%
Pending Sales	102	85	- 16.7%	560	568	+ 1.4%
Closed Sales	98	116	+ 18.4%	520	527	+ 1.3%
Days on Market Until Sale	13	29	+ 123.1%	20	24	+ 20.0%
Median Sales Price*	\$334,000	\$365,500	+ 9.4%	\$339,900	\$359,900	+ 5.9%
Average Sales Price*	\$346,433	\$388,848	+ 12.2%	\$346,915	\$379,780	+ 9.5%
Percent of Original List Price Received*	102.4%	100.3%	- 2.1%	100.2%	100.6%	+ 0.4%
Inventory of Homes for Sale	130	161	+ 23.8%	—	—	—
Months Supply of Inventory	1.4	1.9	+ 35.7%	—	—	—

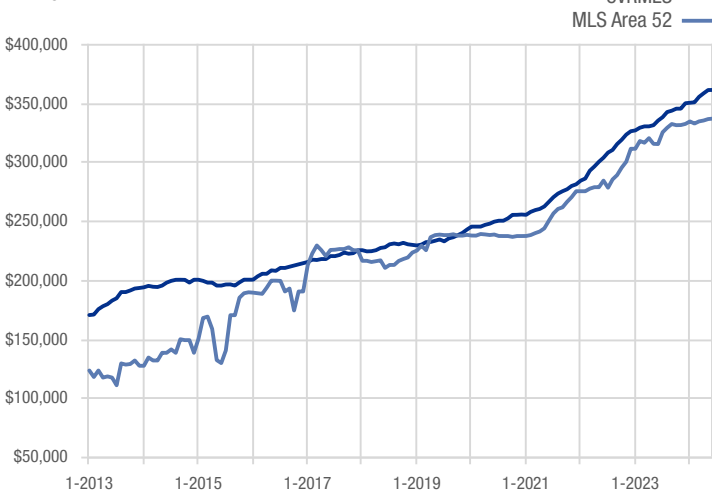
Condo/Town	June			Year to Date		
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	12	9	- 25.0%	93	64	- 31.2%
Pending Sales	17	8	- 52.9%	73	55	- 24.7%
Closed Sales	17	7	- 58.8%	60	64	+ 6.7%
Days on Market Until Sale	27	21	- 22.2%	26	34	+ 30.8%
Median Sales Price*	\$325,000	\$331,475	+ 2.0%	\$316,250	\$339,060	+ 7.2%
Average Sales Price*	\$310,364	\$326,771	+ 5.3%	\$306,183	\$321,338	+ 4.9%
Percent of Original List Price Received*	98.7%	99.1%	+ 0.4%	99.7%	99.3%	- 0.4%
Inventory of Homes for Sale	25	12	- 52.0%	—	—	—
Months Supply of Inventory	2.4	1.2	- 50.0%	—	—	—

* 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



Median Sales Price - Condo/Town



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.