

# Local Market Update – July 2024

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 52

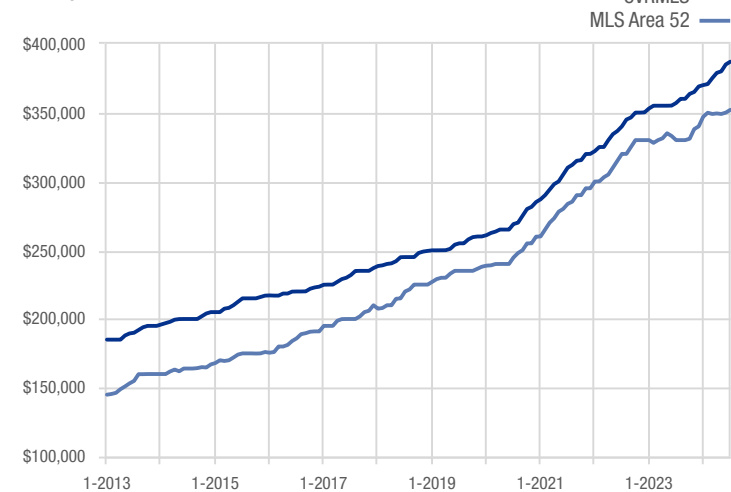
52-Chesterfield

Single Family	July			Year to Date		
Key Metrics	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	123	103	- 16.3%	777	794	+ 2.2%
Pending Sales	94	81	- 13.8%	654	645	- 1.4%
Closed Sales	103	84	- 18.4%	623	611	- 1.9%
Days on Market Until Sale	11	24	+ 118.2%	19	24	+ 26.3%
Median Sales Price*	\$325,000	\$368,750	+ 13.5%	\$335,000	\$360,000	+ 7.5%
Average Sales Price*	\$339,871	\$394,776	+ 16.2%	\$345,749	\$381,842	+ 10.4%
Percent of Original List Price Received*	102.8%	100.9%	- 1.8%	100.6%	100.6%	0.0%
Inventory of Homes for Sale	153	157	+ 2.6%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

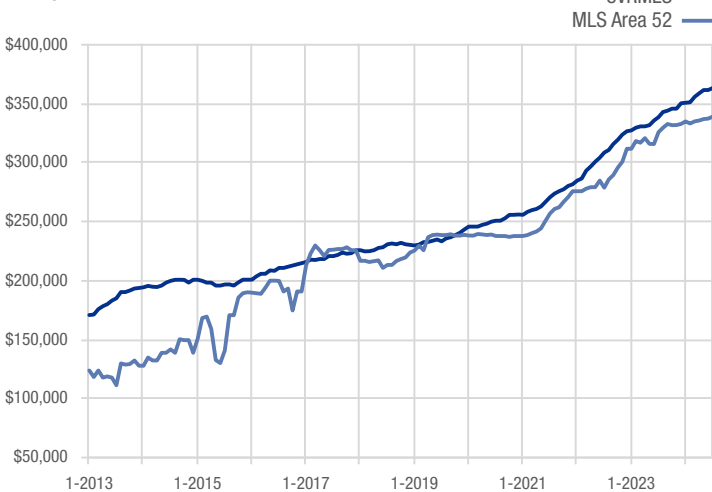
Condo/Town	July			Year to Date		
Key Metrics	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	8	5	- 37.5%	101	70	- 30.7%
Pending Sales	9	15	+ 66.7%	82	69	- 15.9%
Closed Sales	16	11	- 31.3%	76	75	- 1.3%
Days on Market Until Sale	60	26	- 56.7%	33	32	- 3.0%
Median Sales Price*	\$330,948	\$321,000	- 3.0%	\$326,560	\$338,960	+ 3.8%
Average Sales Price*	\$299,633	\$308,180	+ 2.9%	\$304,804	\$319,408	+ 4.8%
Percent of Original List Price Received*	98.2%	99.2%	+ 1.0%	99.4%	99.2%	- 0.2%
Inventory of Homes for Sale	21	3	- 85.7%	—	—	—
Months Supply of Inventory	2.0	0.3	- 85.0%	—	—	—

\* 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.