

Local Market Update – July 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

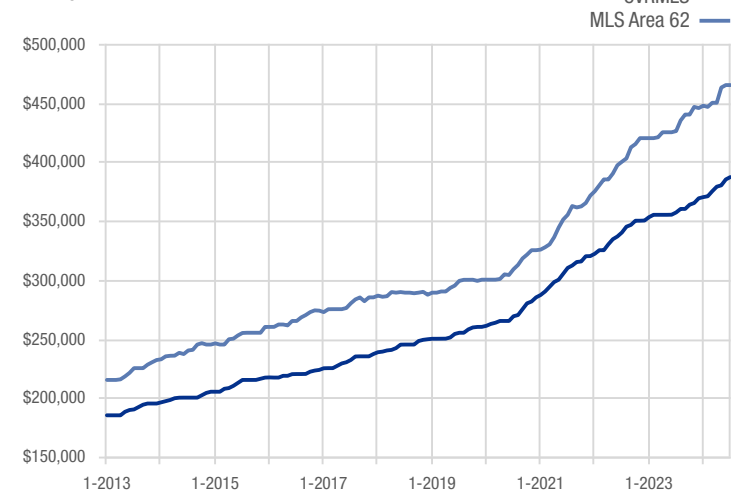
62-Chesterfield

Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	158	164	+ 3.8%	941	977	+ 3.8%
Pending Sales	111	126	+ 13.5%	774	826	+ 6.7%
Closed Sales	123	139	+ 13.0%	726	755	+ 4.0%
Days on Market Until Sale	10	15	+ 50.0%	17	22	+ 29.4%
Median Sales Price*	\$425,000	\$464,000	+ 9.2%	\$446,000	\$485,000	+ 8.7%
Average Sales Price*	\$475,524	\$542,852	+ 14.2%	\$489,096	\$536,709	+ 9.7%
Percent of Original List Price Received*	102.7%	101.6%	- 1.1%	103.2%	101.8%	- 1.4%
Inventory of Homes for Sale	174	173	- 0.6%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

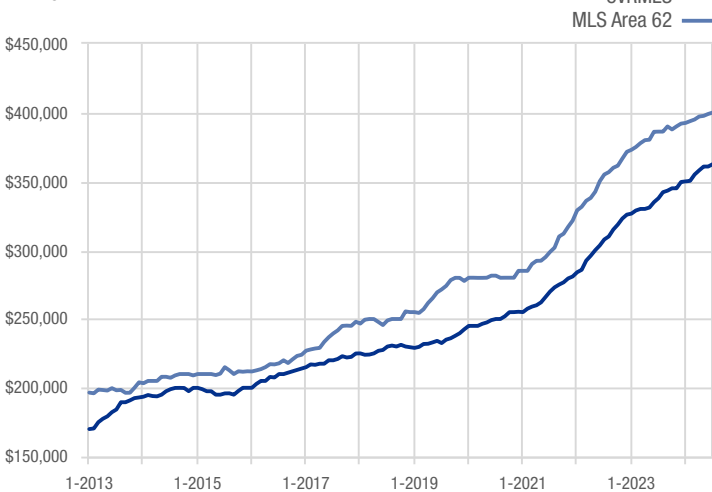
Condo/Town	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	53	48	- 9.4%	384	353	- 8.1%
Pending Sales	38	46	+ 21.1%	325	287	- 11.7%
Closed Sales	56	36	- 35.7%	245	279	+ 13.9%
Days on Market Until Sale	21	28	+ 33.3%	31	30	- 3.2%
Median Sales Price*	\$378,493	\$419,880	+ 10.9%	\$389,990	\$410,000	+ 5.1%
Average Sales Price*	\$373,538	\$406,374	+ 8.8%	\$378,864	\$404,462	+ 6.8%
Percent of Original List Price Received*	100.8%	100.9%	+ 0.1%	100.4%	101.0%	+ 0.6%
Inventory of Homes for Sale	71	73	+ 2.8%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

* 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.