

Local Market Update – July 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

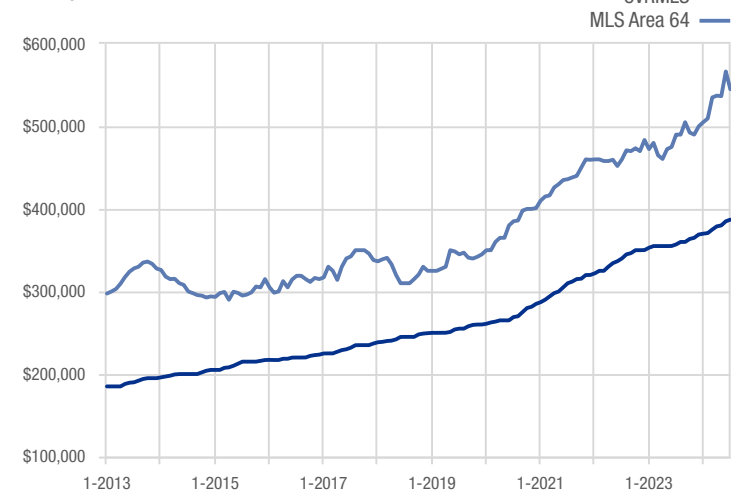
64-Chesterfield

| Single Family | July | | | Year to Date | | |
|------------------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2023 | 2024 | % Change | Thru 7-2023 | Thru 7-2024 | % Change |
| New Listings | 30 | 52 | + 73.3% | 260 | 312 | + 20.0% |
| Pending Sales | 28 | 42 | + 50.0% | 232 | 268 | + 15.5% |
| Closed Sales | 35 | 42 | + 20.0% | 227 | 233 | + 2.6% |
| Days on Market Until Sale | 13 | 12 | - 7.7% | 12 | 15 | + 25.0% |
| Median Sales Price* | \$625,000 | \$487,500 | - 22.0% | \$505,000 | \$576,600 | + 14.2% |
| Average Sales Price* | \$647,351 | \$566,924 | - 12.4% | \$593,878 | \$636,693 | + 7.2% |
| Percent of Original List Price Received* | 102.2% | 102.7% | + 0.5% | 105.1% | 102.2% | - 2.8% |
| Inventory of Homes for Sale | 25 | 47 | + 88.0% | — | — | — |
| Months Supply of Inventory | 0.8 | 1.4 | + 75.0% | — | — | — |

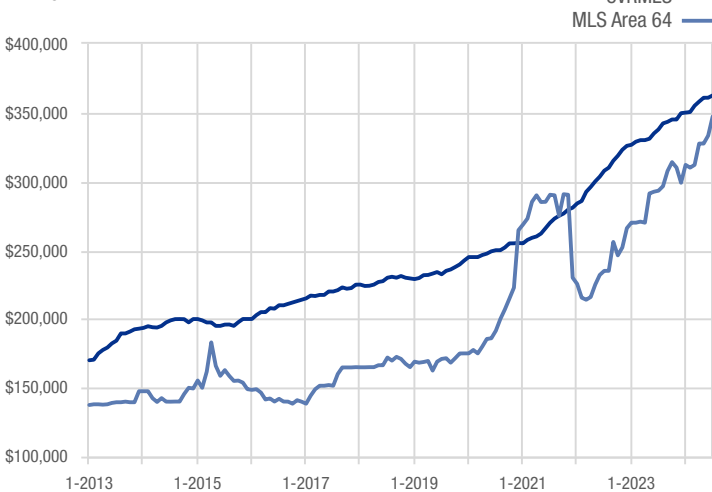
| Condo/Town | July | | | Year to Date | | |
|------------------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2023 | 2024 | % Change | Thru 7-2023 | Thru 7-2024 | % Change |
| New Listings | 10 | 9 | - 10.0% | 81 | 69 | - 14.8% |
| Pending Sales | 8 | 9 | + 12.5% | 71 | 60 | - 15.5% |
| Closed Sales | 6 | 7 | + 16.7% | 51 | 59 | + 15.7% |
| Days on Market Until Sale | 9 | 4 | - 55.6% | 32 | 21 | - 34.4% |
| Median Sales Price* | \$281,800 | \$348,000 | + 23.5% | \$299,000 | \$350,000 | + 17.1% |
| Average Sales Price* | \$275,767 | \$322,207 | + 16.8% | \$313,983 | \$347,325 | + 10.6% |
| Percent of Original List Price Received* | 101.5% | 100.0% | - 1.5% | 101.4% | 100.3% | - 1.1% |
| Inventory of Homes for Sale | 17 | 13 | - 23.5% | — | — | — |
| Months Supply of Inventory | 2.0 | 1.6 | - 20.0% | — | — | — |

* 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.