

# Local Market Update – July 2024

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 54

54-Chesterfield

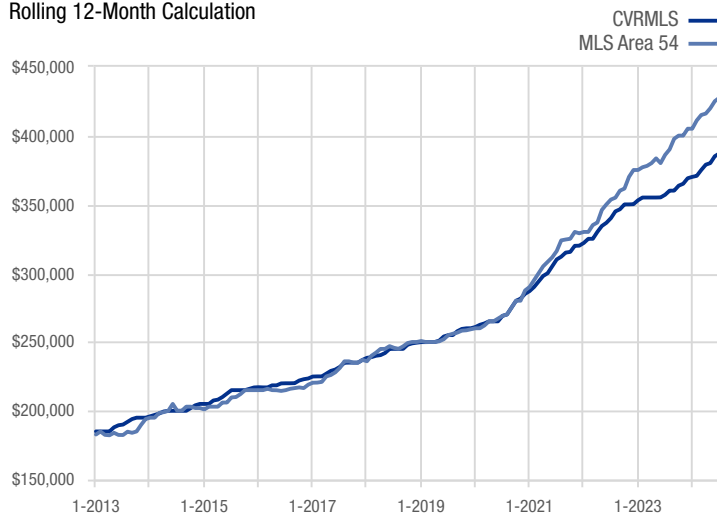
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	155	180	+ 16.1%	1,062	1,086	+ 2.3%
Pending Sales	136	129	- 5.1%	912	889	- 2.5%
Closed Sales	123	127	+ 3.3%	848	845	- 0.4%
Days on Market Until Sale	17	30	+ 76.5%	25	29	+ 16.0%
Median Sales Price*	\$420,000	\$430,000	+ 2.4%	\$390,000	\$429,900	+ 10.2%
Average Sales Price*	\$452,025	\$464,806	+ 2.8%	\$432,484	\$467,830	+ 8.2%
Percent of Original List Price Received*	102.3%	100.6%	- 1.7%	101.5%	101.4%	- 0.1%
Inventory of Homes for Sale	181	240	+ 32.6%	—	—	—
Months Supply of Inventory	1.4	2.1	+ 50.0%	—	—	—

Condo/Town	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	29	28	- 3.4%	169	174	+ 3.0%
Pending Sales	26	15	- 42.3%	143	148	+ 3.5%
Closed Sales	8	14	+ 75.0%	103	139	+ 35.0%
Days on Market Until Sale	44	78	+ 77.3%	31	48	+ 54.8%
Median Sales Price*	\$326,118	\$360,000	+ 10.4%	\$320,875	\$343,990	+ 7.2%
Average Sales Price*	\$329,158	\$344,165	+ 4.6%	\$309,262	\$342,509	+ 10.8%
Percent of Original List Price Received*	101.2%	99.1%	- 2.1%	100.1%	100.3%	+ 0.2%
Inventory of Homes for Sale	36	50	+ 38.9%	—	—	—
Months Supply of Inventory	2.0	2.8	+ 40.0%	—	—	—

\* 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.

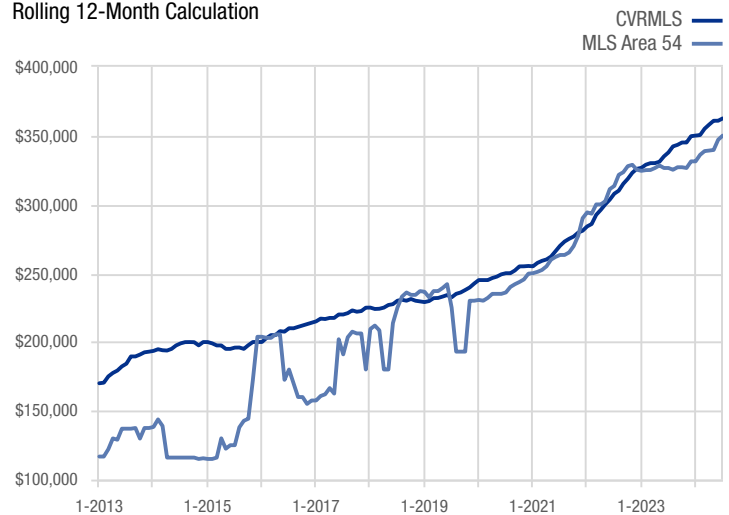
### Median Sales Price - Single-Family

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.