

Local Market Update – June 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

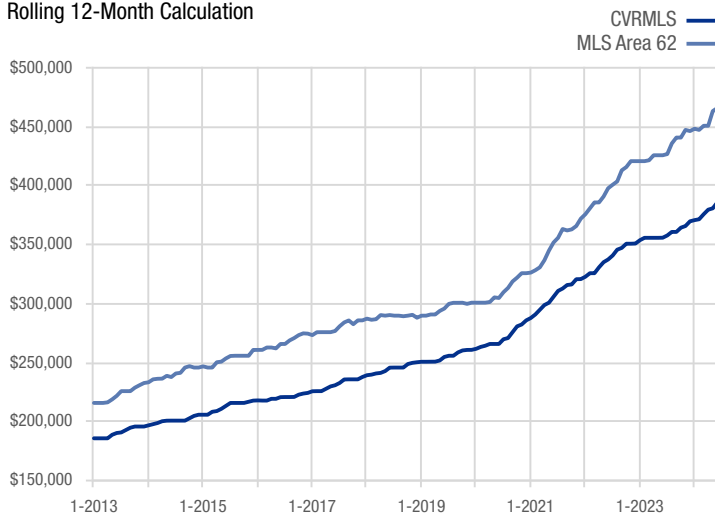
Single Family	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	149	155	+ 4.0%	783	808	+ 3.2%
Pending Sales	127	137	+ 7.9%	663	704	+ 6.2%
Closed Sales	131	122	- 6.9%	603	613	+ 1.7%
Days on Market Until Sale	14	17	+ 21.4%	19	23	+ 21.1%
Median Sales Price*	\$480,000	\$509,000	+ 6.0%	\$450,000	\$490,000	+ 8.9%
Average Sales Price*	\$528,070	\$561,917	+ 6.4%	\$491,865	\$535,702	+ 8.9%
Percent of Original List Price Received*	102.9%	102.1%	- 0.8%	103.3%	101.8%	- 1.5%
Inventory of Homes for Sale	141	151	+ 7.1%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

Condo/Town	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	47	34	- 27.7%	331	305	- 7.9%
Pending Sales	45	26	- 42.2%	287	242	- 15.7%
Closed Sales	31	37	+ 19.4%	189	243	+ 28.6%
Days on Market Until Sale	27	29	+ 7.4%	34	30	- 11.8%
Median Sales Price*	\$406,000	\$440,587	+ 8.5%	\$393,205	\$406,865	+ 3.5%
Average Sales Price*	\$396,101	\$421,433	+ 6.4%	\$380,442	\$404,179	+ 6.2%
Percent of Original List Price Received*	101.4%	101.2%	- 0.2%	100.3%	101.0%	+ 0.7%
Inventory of Homes for Sale	66	88	+ 33.3%	—	—	—
Months Supply of Inventory	1.8	2.4	+ 33.3%	—	—	—

* 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.

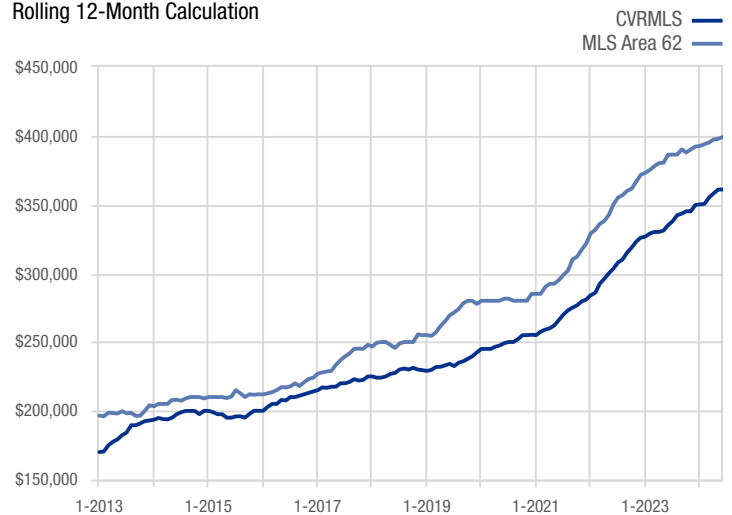
Median Sales Price - Single-Family

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.