

Local Market Update – June 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

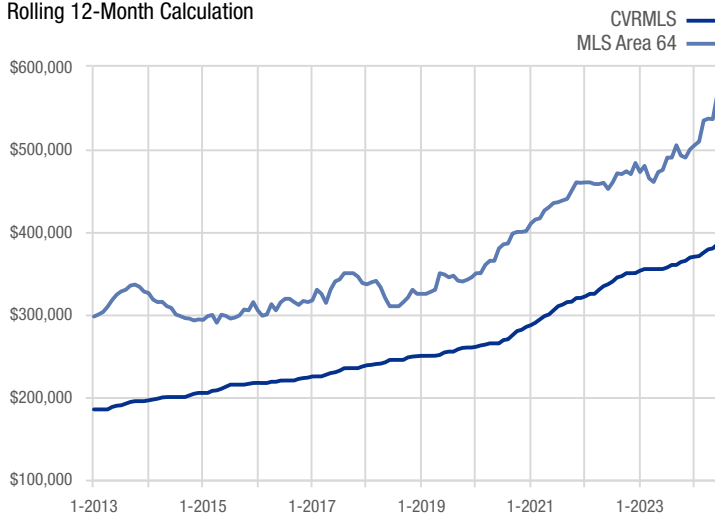
Single Family	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
New Listings	45	46	+ 2.2%	230	258	+ 12.2%
Pending Sales	36	47	+ 30.6%	204	227	+ 11.3%
Closed Sales	44	54	+ 22.7%	192	191	- 0.5%
Days on Market Until Sale	7	9	+ 28.6%	11	16	+ 45.5%
Median Sales Price*	\$520,500	\$694,000	+ 33.3%	\$469,000	\$607,000	+ 29.4%
Average Sales Price*	\$641,427	\$680,629	+ 6.1%	\$584,130	\$652,035	+ 11.6%
Percent of Original List Price Received*	106.4%	103.0%	- 3.2%	105.6%	102.1%	- 3.3%
Inventory of Homes for Sale	29	40	+ 37.9%	—	—	—
Months Supply of Inventory	0.9	1.2	+ 33.3%	—	—	—

Condo/Town	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
New Listings	6	7	+ 16.7%	71	60	- 15.5%
Pending Sales	10	6	- 40.0%	63	51	- 19.0%
Closed Sales	16	9	- 43.8%	45	52	+ 15.6%
Days on Market Until Sale	57	15	- 73.7%	35	24	- 31.4%
Median Sales Price*	\$280,500	\$250,000	- 10.9%	\$305,012	\$350,428	+ 14.9%
Average Sales Price*	\$288,273	\$281,061	- 2.5%	\$319,078	\$350,707	+ 9.9%
Percent of Original List Price Received*	103.5%	101.0%	- 2.4%	101.4%	100.4%	- 1.0%
Inventory of Homes for Sale	15	14	- 6.7%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

* 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.

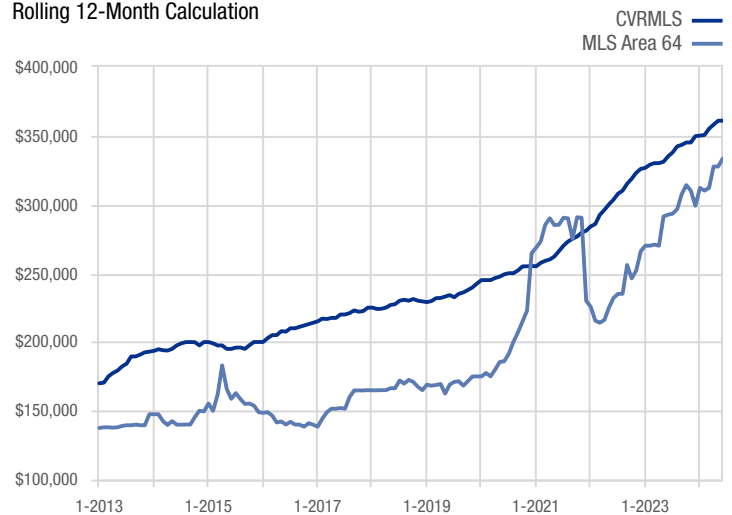
Median Sales Price - Single-Family

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.