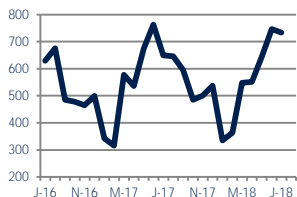


Units Sold

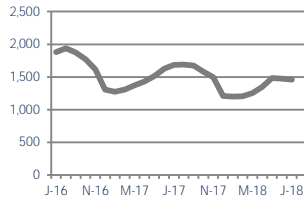
734



Up 13%
Vs. Year Ago

Active Inventory

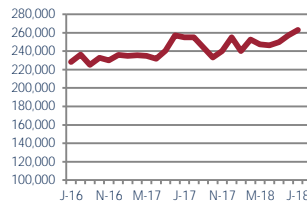
1,460



Down -13%
Vs. Year Ago

Median Sale Price

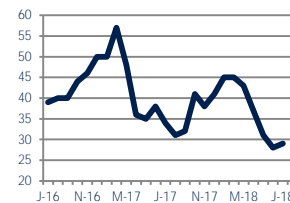
\$263,050



Up 3%
Vs. Year Ago

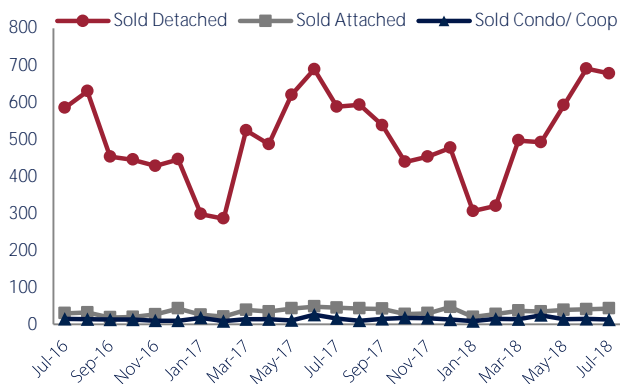
Days On Market

29



Down -15%
Vs. Year Ago

Units Sold*



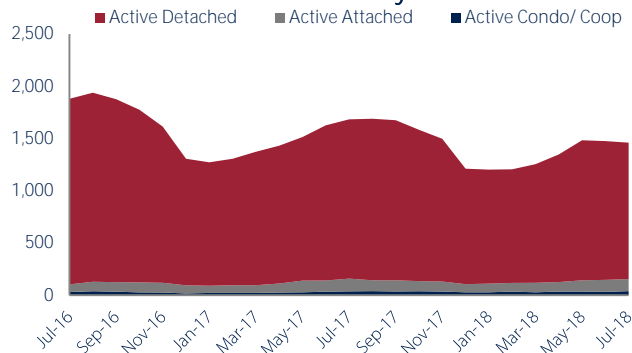
Units Sold

There was a decrease in total units sold in July, with 734 sold this month in Chesterfield County and Colonial Heights City versus 747 last month, a decrease of 2%. This month's total units sold was higher than at this time last year, an increase of 13% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 223 units or 13%. The total number of active inventory this July was 1,460 compared to 1,683 in July 2017. This month's total of 1,460 is lower than the previous month's total supply of available inventory of 1,475, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Chesterfield County and Colonial Heights City Homes was \$255,000. This July, the median sale price was \$263,050, an increase of 3% or \$8,050 compared to last year. The current median sold price is 2% higher than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

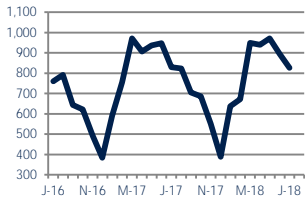


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.



New Listings

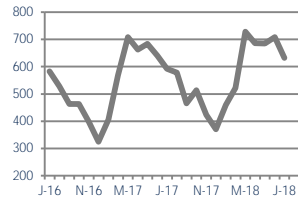
826



No Change
Vs. Year Ago

Current Contracts

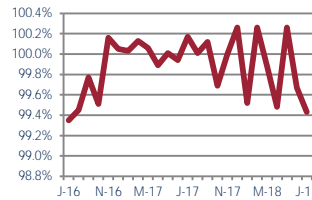
632



Up 7%
Vs. Year Ago

Sold Vs. List Price

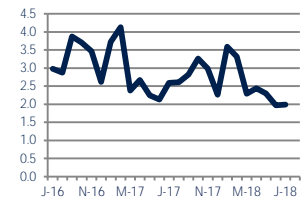
99.4%



Down -0.7%
Vs. Year Ago

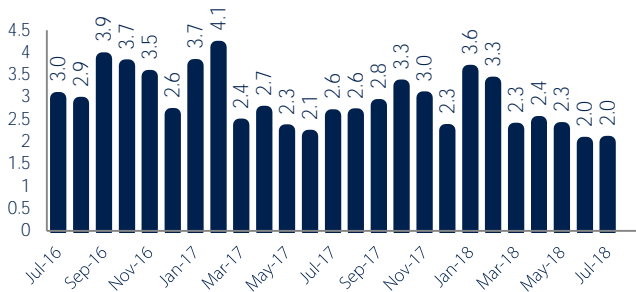
Months of Supply

2.0



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

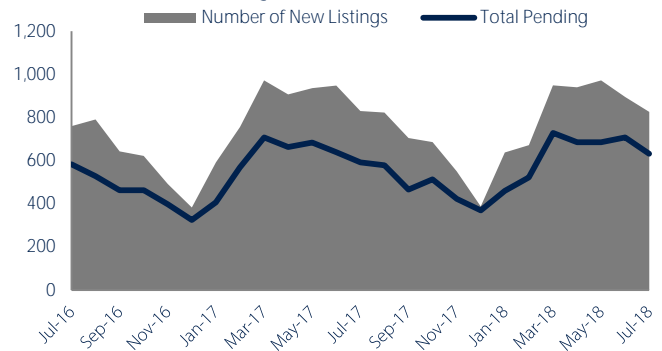
In July, there was 2.0 months of supply available in Chesterfield County and Colonial Heights City, compared to 2.6 in July 2017. That is a decrease of 23% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

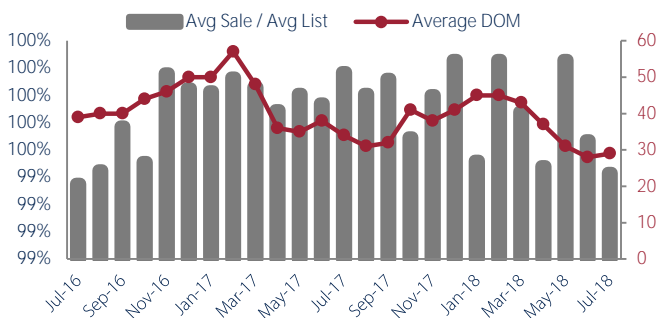
New Listings & Current Contracts

This month there were 826 homes newly listed for sale in Chesterfield County and Colonial Heights City, which is similar to the amount in July 2017. There were 632 current contracts pending sale this July compared to 592 a year ago. The number of current contracts is 7% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Chesterfield County and Colonial Heights City was 99.4% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 34, a decrease of 15%.



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