

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

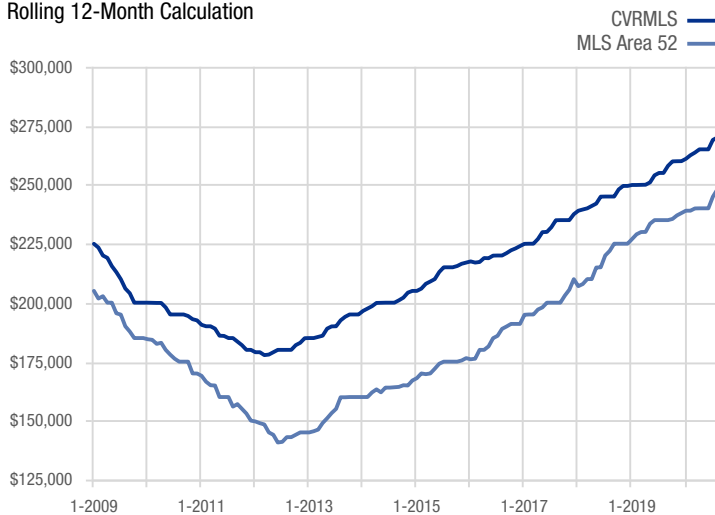
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	169	216	+ 27.8%	1,378	1,451	+ 5.3%
Pending Sales	117	211	+ 80.3%	1,070	1,266	+ 18.3%
Closed Sales	156	155	- 0.6%	1,025	1,007	- 1.8%
Days on Market Until Sale	22	21	- 4.5%	29	26	- 10.3%
Median Sales Price*	\$242,450	\$270,000	+ 11.4%	\$237,885	\$252,000	+ 5.9%
Average Sales Price*	\$255,162	\$283,630	+ 11.2%	\$246,345	\$262,255	+ 6.5%
Percent of Original List Price Received*	99.7%	100.6%	+ 0.9%	99.5%	99.8%	+ 0.3%
Inventory of Homes for Sale	280	138	- 50.7%	—	—	—
Months Supply of Inventory	2.3	1.0	- 56.5%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	42	20	- 52.4%	142	153	+ 7.7%
Pending Sales	18	14	- 22.2%	93	124	+ 33.3%
Closed Sales	14	18	+ 28.6%	96	117	+ 21.9%
Days on Market Until Sale	32	45	+ 40.6%	33	33	0.0%
Median Sales Price*	\$238,000	\$237,420	- 0.2%	\$236,895	\$235,000	- 0.8%
Average Sales Price*	\$217,099	\$227,989	+ 5.0%	\$215,160	\$227,295	+ 5.6%
Percent of Original List Price Received*	99.1%	101.8%	+ 2.7%	100.0%	101.2%	+ 1.2%
Inventory of Homes for Sale	51	21	- 58.8%	—	—	—
Months Supply of Inventory	4.5	1.4	- 68.9%	—	—	—

* 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.

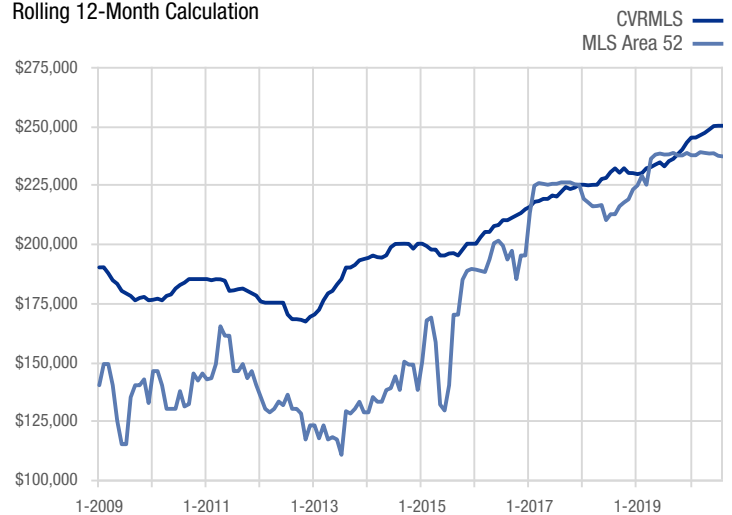
Median Sales Price - Single-Family

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.