

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

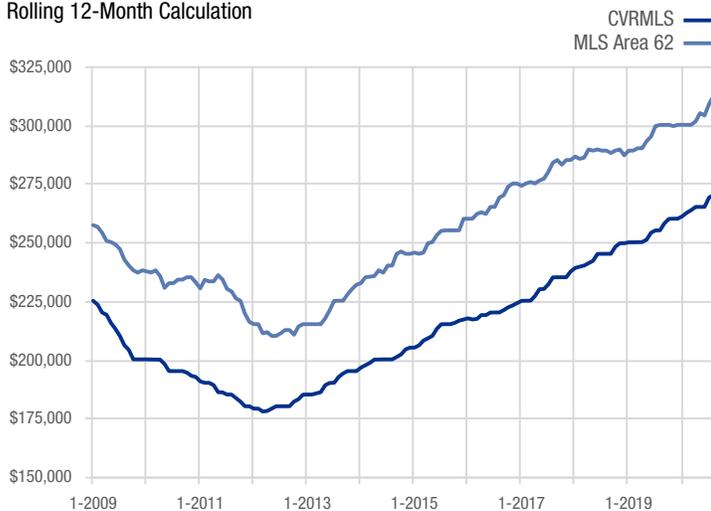
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	219	217	- 0.9%	1,922	1,748	- 9.1%
Pending Sales	177	243	+ 37.3%	1,434	1,558	+ 8.6%
Closed Sales	209	220	+ 5.3%	1,353	1,319	- 2.5%
Days on Market Until Sale	36	23	- 36.1%	34	31	- 8.8%
Median Sales Price*	\$303,638	\$324,500	+ 6.9%	\$302,357	\$319,160	+ 5.6%
Average Sales Price*	\$349,828	\$362,812	+ 3.7%	\$336,709	\$345,874	+ 2.7%
Percent of Original List Price Received*	98.9%	100.8%	+ 1.9%	98.9%	99.7%	+ 0.8%
Inventory of Homes for Sale	415	197	- 52.5%	—	—	—
Months Supply of Inventory	2.7	1.1	- 59.3%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	30	48	+ 60.0%	364	356	- 2.2%
Pending Sales	19	47	+ 147.4%	264	280	+ 6.1%
Closed Sales	33	39	+ 18.2%	250	236	- 5.6%
Days on Market Until Sale	52	27	- 48.1%	33	33	0.0%
Median Sales Price*	\$289,900	\$267,000	- 7.9%	\$279,900	\$281,500	+ 0.6%
Average Sales Price*	\$293,921	\$265,417	- 9.7%	\$276,993	\$279,942	+ 1.1%
Percent of Original List Price Received*	101.5%	99.8%	- 1.7%	100.7%	99.8%	- 0.9%
Inventory of Homes for Sale	77	66	- 14.3%	—	—	—
Months Supply of Inventory	2.6	2.0	- 23.1%	—	—	—

* 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.

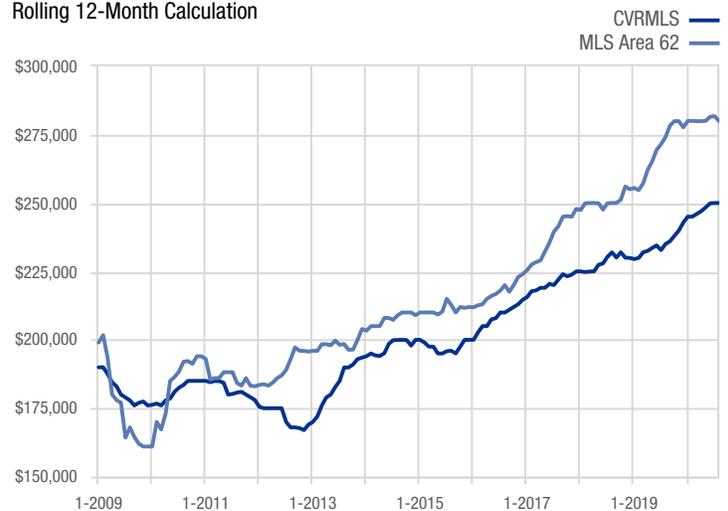
Median Sales Price - Single-Family

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.