

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

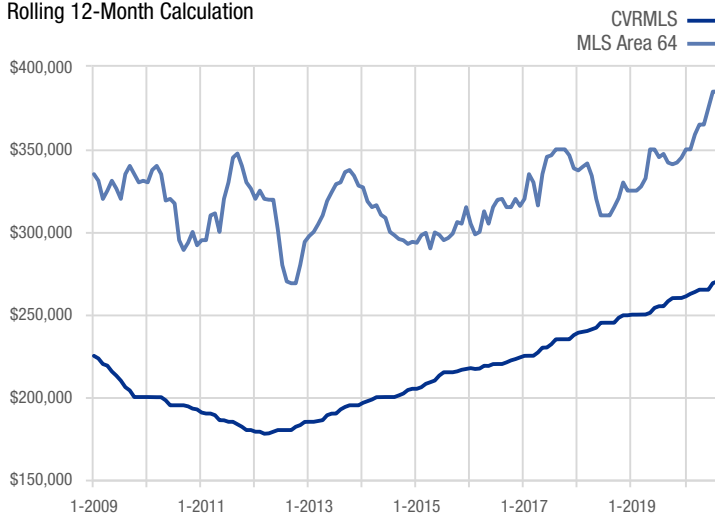
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	66	54	- 18.2%	642	529	- 17.6%
Pending Sales	59	65	+ 10.2%	470	474	+ 0.9%
Closed Sales	72	62	- 13.9%	415	422	+ 1.7%
Days on Market Until Sale	29	29	0.0%	31	30	- 3.2%
Median Sales Price*	\$364,950	\$393,000	+ 7.7%	\$340,950	\$397,500	+ 16.6%
Average Sales Price*	\$418,212	\$450,253	+ 7.7%	\$407,560	\$427,607	+ 4.9%
Percent of Original List Price Received*	99.4%	99.1%	- 0.3%	98.8%	99.2%	+ 0.4%
Inventory of Homes for Sale	144	56	- 61.1%	—	—	—
Months Supply of Inventory	2.7	1.0	- 63.0%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	17	9	- 47.1%	90	100	+ 11.1%
Pending Sales	17	12	- 29.4%	74	91	+ 23.0%
Closed Sales	12	13	+ 8.3%	72	80	+ 11.1%
Days on Market Until Sale	25	16	- 36.0%	30	26	- 13.3%
Median Sales Price*	\$159,250	\$303,000	+ 90.3%	\$173,475	\$237,500	+ 36.9%
Average Sales Price*	\$199,945	\$265,576	+ 32.8%	\$201,535	\$256,694	+ 27.4%
Percent of Original List Price Received*	99.7%	104.3%	+ 4.6%	98.3%	100.8%	+ 2.5%
Inventory of Homes for Sale	15	4	- 73.3%	—	—	—
Months Supply of Inventory	1.7	0.4	- 76.5%	—	—	—

* 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.

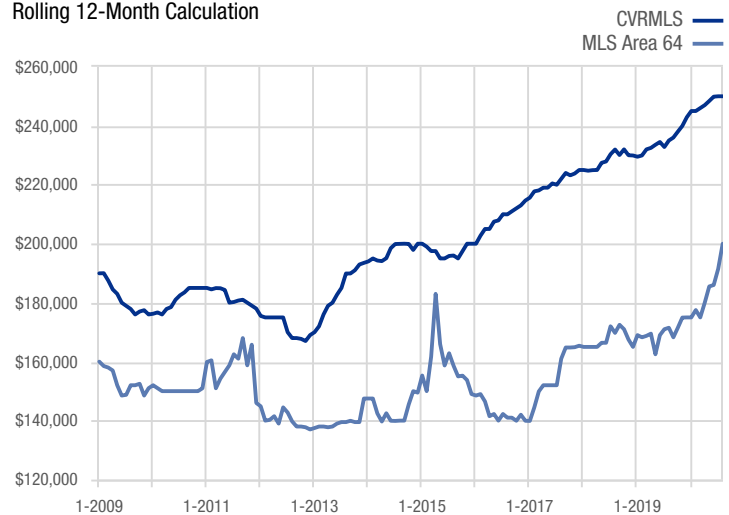
Median Sales Price - Single-Family

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.