

# Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 52

52-Chesterfield

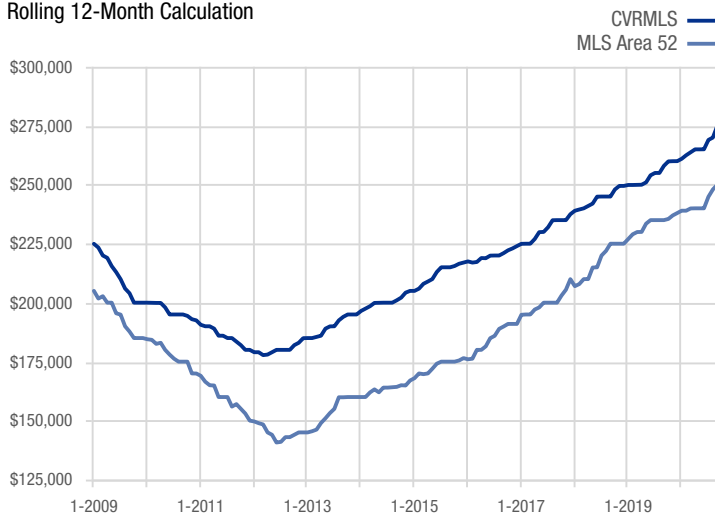
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
<b>Key Metrics</b>						
New Listings	146	<b>182</b>	+ 24.7%	1,524	<b>1,634</b>	+ 7.2%
Pending Sales	113	<b>167</b>	+ 47.8%	1,183	<b>1,422</b>	+ 20.2%
Closed Sales	111	<b>150</b>	+ 35.1%	1,136	<b>1,156</b>	+ 1.8%
Days on Market Until Sale	26	<b>20</b>	- 23.1%	28	<b>25</b>	- 10.7%
Median Sales Price*	\$229,748	<b>\$269,950</b>	+ 17.5%	\$237,635	<b>\$255,000</b>	+ 7.3%
Average Sales Price*	\$248,700	<b>\$277,727</b>	+ 11.7%	\$246,574	<b>\$264,276</b>	+ 7.2%
Percent of Original List Price Received*	98.4%	<b>100.2%</b>	+ 1.8%	99.4%	<b>99.8%</b>	+ 0.4%
Inventory of Homes for Sale	260	<b>150</b>	- 42.3%	—	—	—
Months Supply of Inventory	2.1	<b>1.1</b>	- 47.6%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
<b>Key Metrics</b>						
New Listings	24	<b>16</b>	- 33.3%	166	<b>170</b>	+ 2.4%
Pending Sales	17	<b>17</b>	0.0%	110	<b>139</b>	+ 26.4%
Closed Sales	15	<b>13</b>	- 13.3%	111	<b>130</b>	+ 17.1%
Days on Market Until Sale	55	<b>29</b>	- 47.3%	36	<b>33</b>	- 8.3%
Median Sales Price*	\$252,825	<b>\$240,000</b>	- 5.1%	\$237,210	<b>\$235,250</b>	- 0.8%
Average Sales Price*	\$193,011	<b>\$237,204</b>	+ 22.9%	\$212,167	<b>\$228,286</b>	+ 7.6%
Percent of Original List Price Received*	98.8%	<b>98.9%</b>	+ 0.1%	99.8%	<b>101.0%</b>	+ 1.2%
Inventory of Homes for Sale	56	<b>18</b>	- 67.9%	—	—	—
Months Supply of Inventory	4.9	<b>1.3</b>	- 73.5%	—	—	—

\* 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.

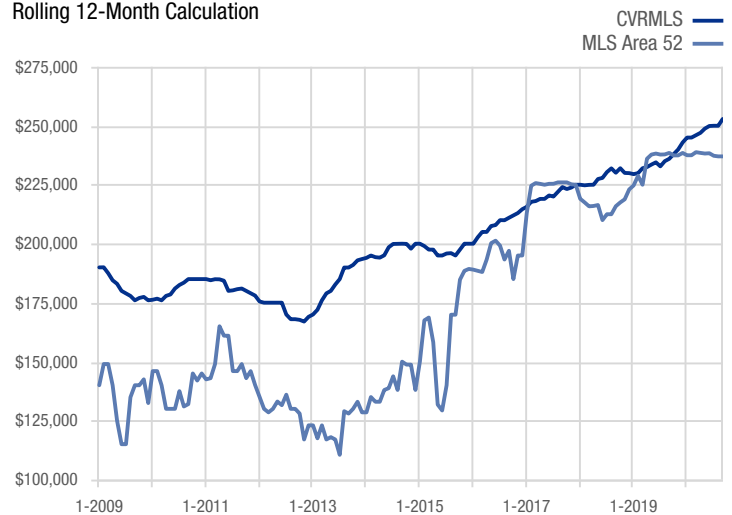
### Median Sales Price - Single-Family

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.