

Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

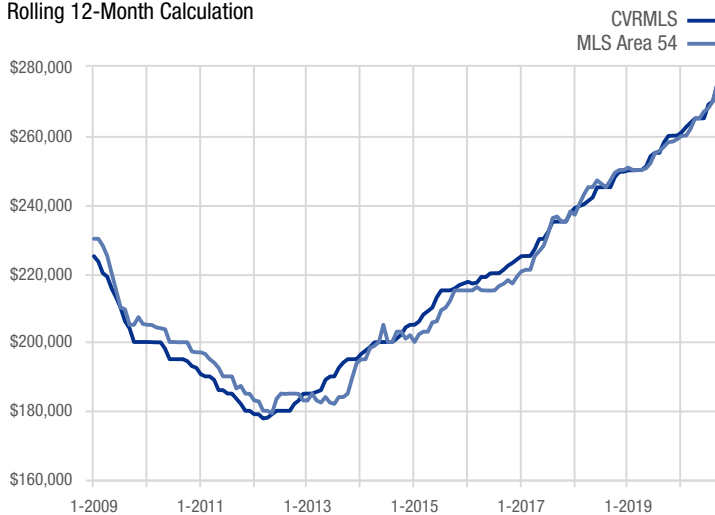
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	205	180	- 12.2%	1,948	1,878	- 3.6%
Pending Sales	147	205	+ 39.5%	1,507	1,733	+ 15.0%
Closed Sales	165	197	+ 19.4%	1,482	1,491	+ 0.6%
Days on Market Until Sale	32	30	- 6.3%	35	34	- 2.9%
Median Sales Price*	\$257,500	\$310,000	+ 20.4%	\$257,500	\$280,000	+ 8.7%
Average Sales Price*	\$269,700	\$325,663	+ 20.8%	\$279,041	\$302,763	+ 8.5%
Percent of Original List Price Received*	99.4%	100.8%	+ 1.4%	99.2%	99.9%	+ 0.7%
Inventory of Homes for Sale	364	168	- 53.8%	—	—	—
Months Supply of Inventory	2.3	1.0	- 56.5%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	4	30	+ 650.0%	105	198	+ 88.6%
Pending Sales	15	21	+ 40.0%	96	182	+ 89.6%
Closed Sales	10	21	+ 110.0%	75	109	+ 45.3%
Days on Market Until Sale	47	42	- 10.6%	37	50	+ 35.1%
Median Sales Price*	\$207,500	\$250,000	+ 20.5%	\$193,000	\$243,990	+ 26.4%
Average Sales Price*	\$226,827	\$242,166	+ 6.8%	\$230,071	\$237,321	+ 3.2%
Percent of Original List Price Received*	100.1%	99.3%	- 0.8%	101.2%	99.7%	- 1.5%
Inventory of Homes for Sale	15	27	+ 80.0%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

* 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.

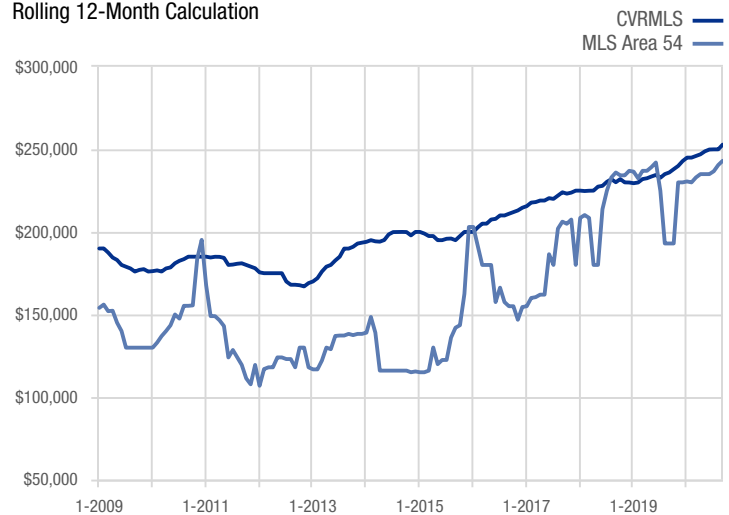
Median Sales Price - Single-Family

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.