

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

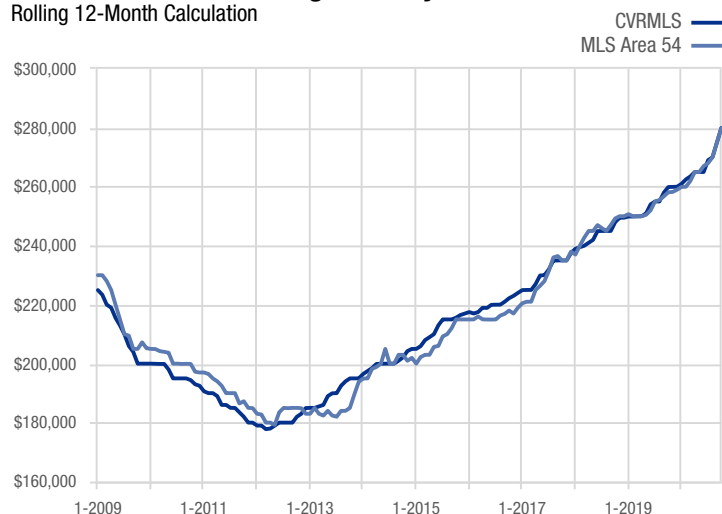
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	214	268	+ 25.2%	2,162	2,149	- 0.6%
Pending Sales	157	247	+ 57.3%	1,664	1,967	+ 18.2%
Closed Sales	138	210	+ 52.2%	1,620	1,702	+ 5.1%
Days on Market Until Sale	43	32	- 25.6%	36	34	- 5.6%
Median Sales Price*	\$265,000	\$312,750	+ 18.0%	\$258,500	\$282,000	+ 9.1%
Average Sales Price*	\$283,755	\$330,360	+ 16.4%	\$279,446	\$306,135	+ 9.6%
Percent of Original List Price Received*	98.6%	101.3%	+ 2.7%	99.1%	100.1%	+ 1.0%
Inventory of Homes for Sale	375	164	- 56.3%	—	—	—
Months Supply of Inventory	2.4	0.9	- 62.5%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	16	12	- 25.0%	121	211	+ 74.4%
Pending Sales	6	18	+ 200.0%	102	198	+ 94.1%
Closed Sales	16	21	+ 31.3%	91	130	+ 42.9%
Days on Market Until Sale	19	13	- 31.6%	34	44	+ 29.4%
Median Sales Price*	\$236,250	\$242,968	+ 2.8%	\$193,000	\$243,990	+ 26.4%
Average Sales Price*	\$215,181	\$232,947	+ 8.3%	\$227,453	\$236,632	+ 4.0%
Percent of Original List Price Received*	100.4%	99.7%	- 0.7%	101.1%	99.7%	- 1.4%
Inventory of Homes for Sale	24	24	0.0%	—	—	—
Months Supply of Inventory	2.5	1.3	- 48.0%	—	—	—

* 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.

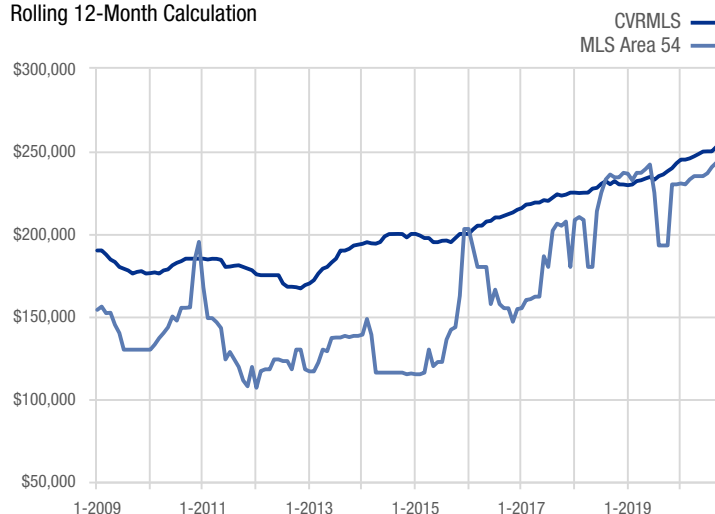
Median Sales Price - Single-Family

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.