

# Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 62

62-Chesterfield

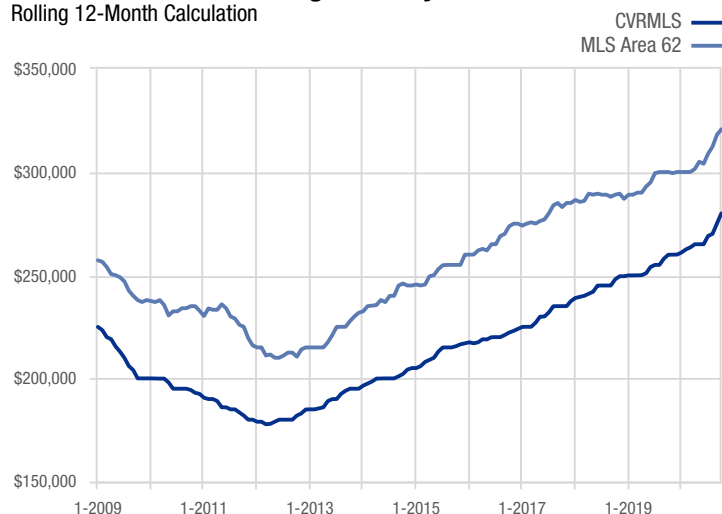
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	204	209	+ 2.5%	2,328	2,165	- 7.0%
Pending Sales	138	165	+ 19.6%	1,718	1,901	+ 10.7%
Closed Sales	156	201	+ 28.8%	1,664	1,712	+ 2.9%
Days on Market Until Sale	34	28	- 17.6%	35	30	- 14.3%
Median Sales Price*	\$295,000	\$349,900	+ 18.6%	\$300,000	\$325,000	+ 8.3%
Average Sales Price*	\$322,424	\$389,923	+ 20.9%	\$333,534	\$355,449	+ 6.6%
Percent of Original List Price Received*	98.4%	100.5%	+ 2.1%	98.8%	99.9%	+ 1.1%
Inventory of Homes for Sale	419	200	- 52.3%	—	—	—
Months Supply of Inventory	2.6	1.1	- 57.7%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	49	52	+ 6.1%	474	444	- 6.3%
Pending Sales	32	32	0.0%	327	350	+ 7.0%
Closed Sales	40	33	- 17.5%	324	316	- 2.5%
Days on Market Until Sale	26	38	+ 46.2%	31	33	+ 6.5%
Median Sales Price*	\$283,258	\$293,000	+ 3.4%	\$280,000	\$283,200	+ 1.1%
Average Sales Price*	\$277,660	\$297,538	+ 7.2%	\$277,482	\$285,071	+ 2.7%
Percent of Original List Price Received*	101.1%	101.1%	0.0%	100.9%	100.1%	- 0.8%
Inventory of Homes for Sale	83	67	- 19.3%	—	—	—
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.

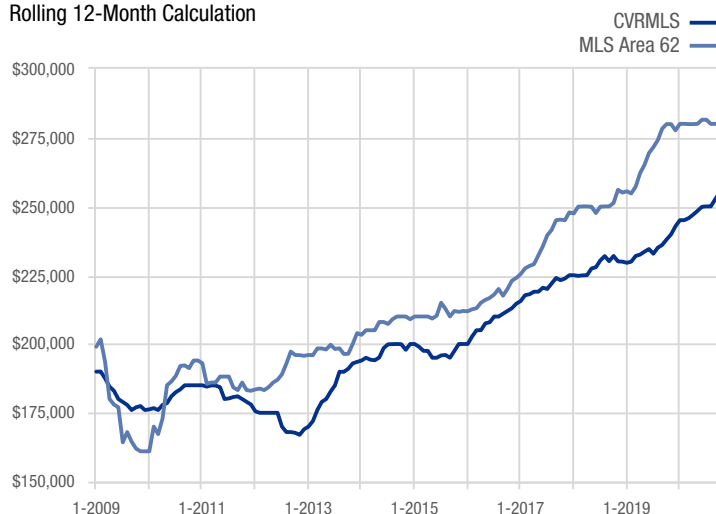
### Median Sales Price - Single-Family

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.