

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

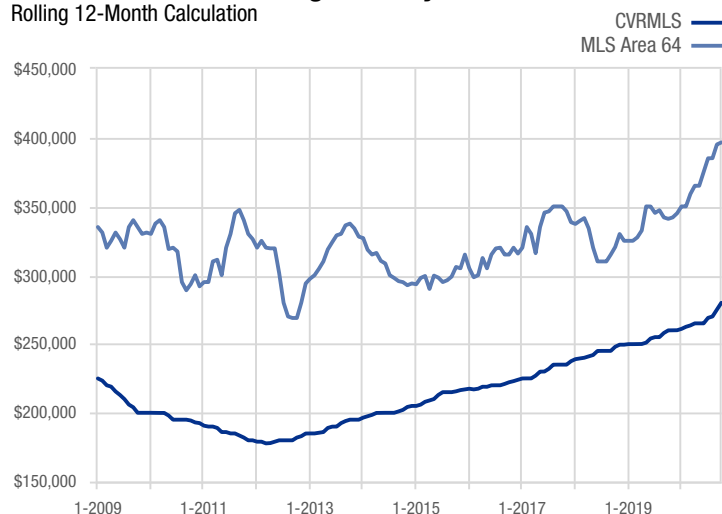
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	79	71	- 10.1%	789	669	- 15.2%
Pending Sales	55	51	- 7.3%	569	587	+ 3.2%
Closed Sales	46	55	+ 19.6%	516	539	+ 4.5%
Days on Market Until Sale	36	21	- 41.7%	33	28	- 15.2%
Median Sales Price*	\$387,500	\$395,000	+ 1.9%	\$345,000	\$405,000	+ 17.4%
Average Sales Price*	\$437,283	\$432,844	- 1.0%	\$409,664	\$430,318	+ 5.0%
Percent of Original List Price Received*	98.2%	99.8%	+ 1.6%	98.6%	99.3%	+ 0.7%
Inventory of Homes for Sale	148	68	- 54.1%	—	—	—
Months Supply of Inventory	2.8	1.2	- 57.1%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	11	6	- 45.5%	120	118	- 1.7%
Pending Sales	11	9	- 18.2%	98	109	+ 11.2%
Closed Sales	13	12	- 7.7%	96	105	+ 9.4%
Days on Market Until Sale	20	24	+ 20.0%	27	24	- 11.1%
Median Sales Price*	\$180,000	\$218,251	+ 21.3%	\$175,000	\$237,500	+ 35.7%
Average Sales Price*	\$226,652	\$248,131	+ 9.5%	\$204,914	\$255,691	+ 24.8%
Percent of Original List Price Received*	98.6%	99.0%	+ 0.4%	98.5%	100.7%	+ 2.2%
Inventory of Homes for Sale	14	5	- 64.3%	—	—	—
Months Supply of Inventory	1.4	0.5	- 64.3%	—	—	—

* 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.

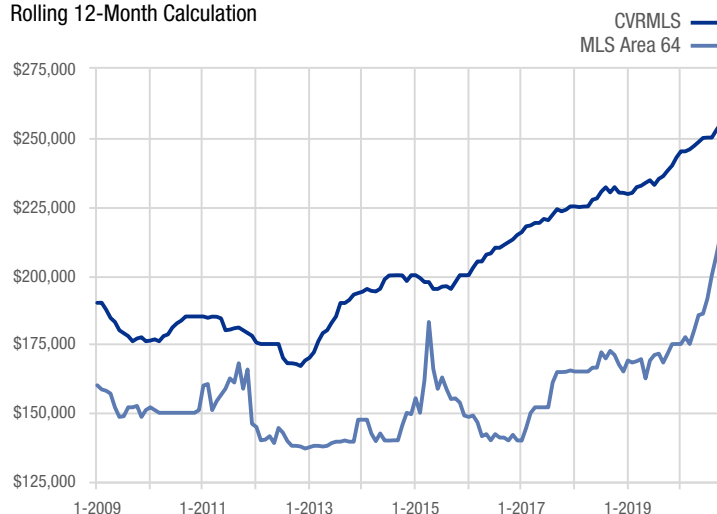
Median Sales Price - Single-Family

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.