

# Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 52

52-Chesterfield

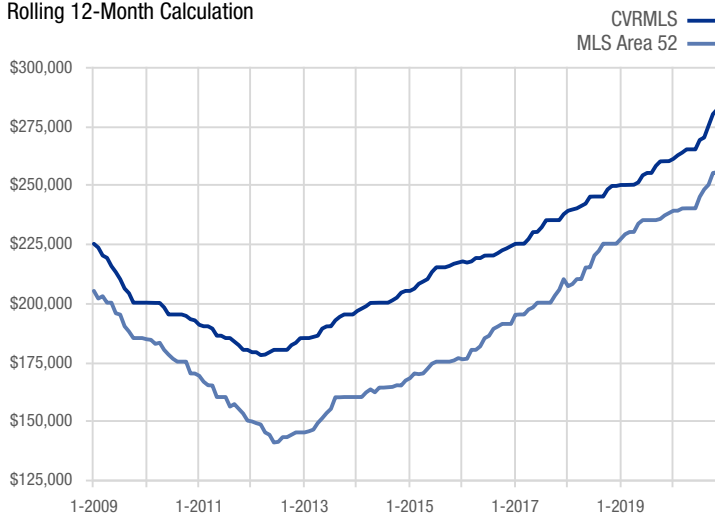
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	96	134	+ 39.6%	1,782	1,965	+ 10.3%
Pending Sales	98	152	+ 55.1%	1,396	1,732	+ 24.1%
Closed Sales	107	146	+ 36.4%	1,368	1,473	+ 7.7%
Days on Market Until Sale	25	15	- 40.0%	28	23	- 17.9%
Median Sales Price*	\$235,000	\$275,000	+ 17.0%	\$237,770	\$257,000	+ 8.1%
Average Sales Price*	\$247,211	\$277,547	+ 12.3%	\$247,005	\$267,743	+ 8.4%
Percent of Original List Price Received*	98.2%	100.6%	+ 2.4%	99.2%	100.1%	+ 0.9%
Inventory of Homes for Sale	215	129	- 40.0%	—	—	—
Months Supply of Inventory	1.7	0.9	- 47.1%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	22	19	- 13.6%	205	208	+ 1.5%
Pending Sales	10	14	+ 40.0%	137	175	+ 27.7%
Closed Sales	5	20	+ 300.0%	129	164	+ 27.1%
Days on Market Until Sale	29	14	- 51.7%	35	30	- 14.3%
Median Sales Price*	\$238,900	\$247,433	+ 3.6%	\$236,580	\$235,250	- 0.6%
Average Sales Price*	\$216,290	\$225,986	+ 4.5%	\$209,410	\$227,371	+ 8.6%
Percent of Original List Price Received*	99.9%	99.4%	- 0.5%	100.0%	100.9%	+ 0.9%
Inventory of Homes for Sale	52	16	- 69.2%	—	—	—
Months Supply of Inventory	4.3	1.1	- 74.4%	—	—	—

\* 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.

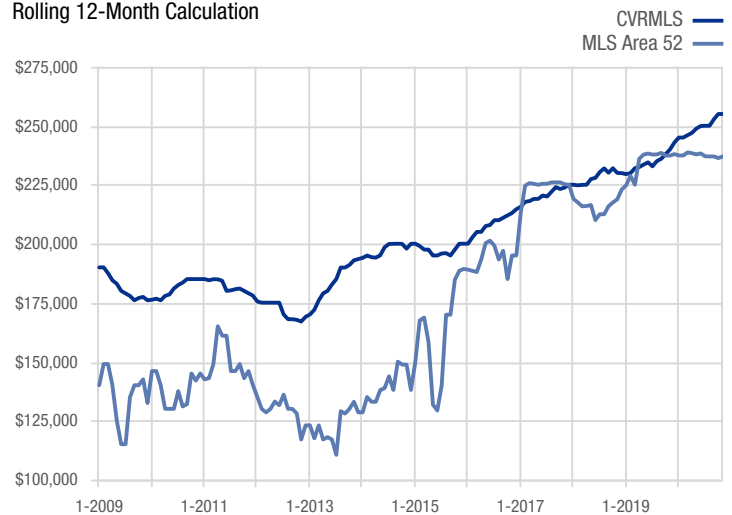
### Median Sales Price - Single-Family

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.