

Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

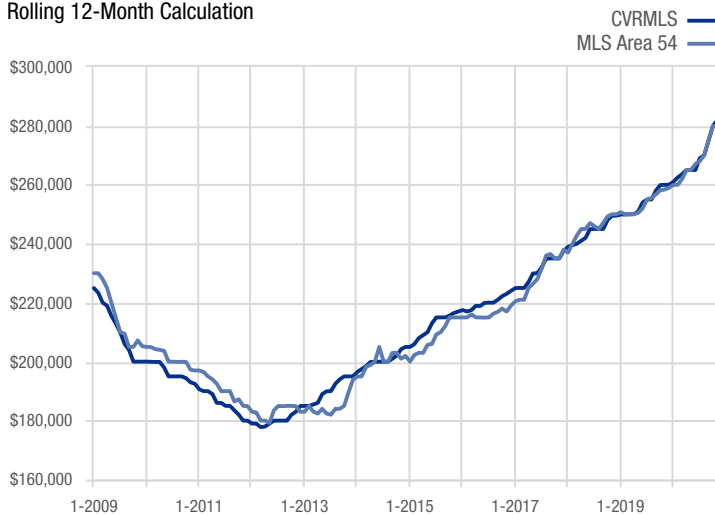
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	134	158	+ 17.9%	2,296	2,308	+ 0.5%
Pending Sales	126	177	+ 40.5%	1,790	2,136	+ 19.3%
Closed Sales	154	183	+ 18.8%	1,774	1,886	+ 6.3%
Days on Market Until Sale	28	19	- 32.1%	35	32	- 8.6%
Median Sales Price*	\$259,950	\$285,000	+ 9.6%	\$258,500	\$282,000	+ 9.1%
Average Sales Price*	\$282,099	\$303,324	+ 7.5%	\$279,679	\$305,863	+ 9.4%
Percent of Original List Price Received*	98.2%	101.6%	+ 3.5%	99.0%	100.3%	+ 1.3%
Inventory of Homes for Sale	334	132	- 60.5%	—	—	—
Months Supply of Inventory	2.1	0.7	- 66.7%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	12	16	+ 33.3%	133	226	+ 69.9%
Pending Sales	12	21	+ 75.0%	114	217	+ 90.4%
Closed Sales	13	23	+ 76.9%	104	153	+ 47.1%
Days on Market Until Sale	29	34	+ 17.2%	33	43	+ 30.3%
Median Sales Price*	\$246,000	\$252,460	+ 2.6%	\$229,950	\$246,163	+ 7.1%
Average Sales Price*	\$231,375	\$258,915	+ 11.9%	\$227,943	\$240,049	+ 5.3%
Percent of Original List Price Received*	98.6%	101.8%	+ 3.2%	100.7%	100.0%	- 0.7%
Inventory of Homes for Sale	21	19	- 9.5%	—	—	—
Months Supply of Inventory	2.1	1.0	- 52.4%	—	—	—

* 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.

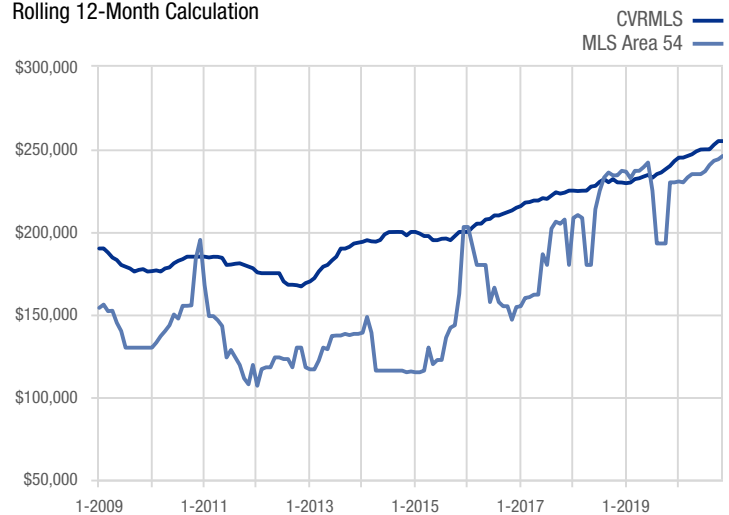
Median Sales Price - Single-Family

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.