

Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

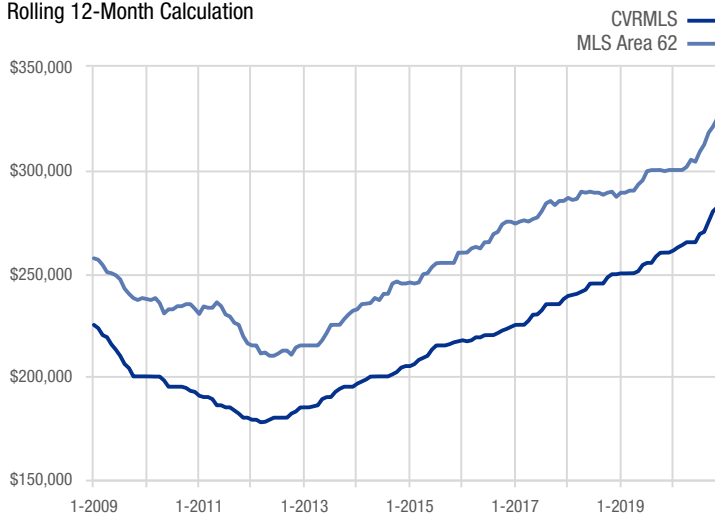
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	139	146	+ 5.0%	2,467	2,310	- 6.4%
Pending Sales	132	168	+ 27.3%	1,850	2,067	+ 11.7%
Closed Sales	149	169	+ 13.4%	1,813	1,883	+ 3.9%
Days on Market Until Sale	34	16	- 52.9%	34	29	- 14.7%
Median Sales Price*	\$287,950	\$335,105	+ 16.4%	\$299,990	\$325,000	+ 8.3%
Average Sales Price*	\$328,531	\$356,476	+ 8.5%	\$333,121	\$355,534	+ 6.7%
Percent of Original List Price Received*	98.5%	101.4%	+ 2.9%	98.8%	100.0%	+ 1.2%
Inventory of Homes for Sale	370	162	- 56.2%	—	—	—
Months Supply of Inventory	2.3	0.9	- 60.9%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	29	24	- 17.2%	503	468	- 7.0%
Pending Sales	33	37	+ 12.1%	360	387	+ 7.5%
Closed Sales	27	25	- 7.4%	351	341	- 2.8%
Days on Market Until Sale	28	23	- 17.9%	31	32	+ 3.2%
Median Sales Price*	\$245,000	\$278,000	+ 13.5%	\$279,900	\$281,940	+ 0.7%
Average Sales Price*	\$248,926	\$271,880	+ 9.2%	\$275,279	\$284,098	+ 3.2%
Percent of Original List Price Received*	99.0%	100.7%	+ 1.7%	100.7%	100.1%	- 0.6%
Inventory of Homes for Sale	68	50	- 26.5%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

* 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.

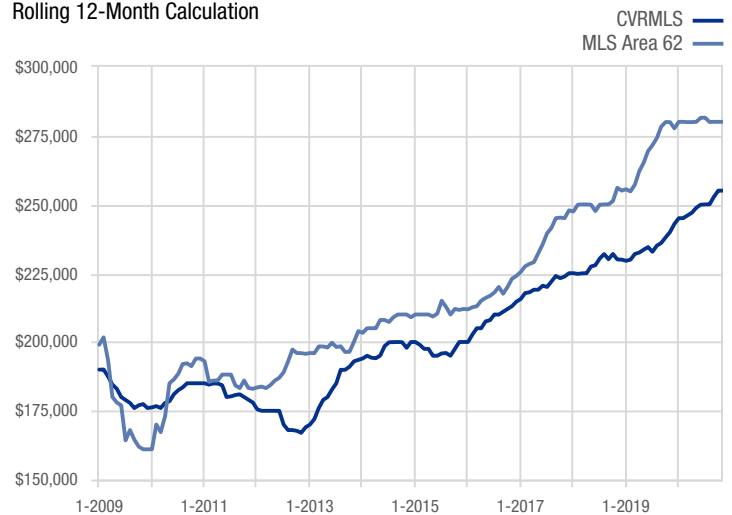
Median Sales Price - Single-Family

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.