

Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

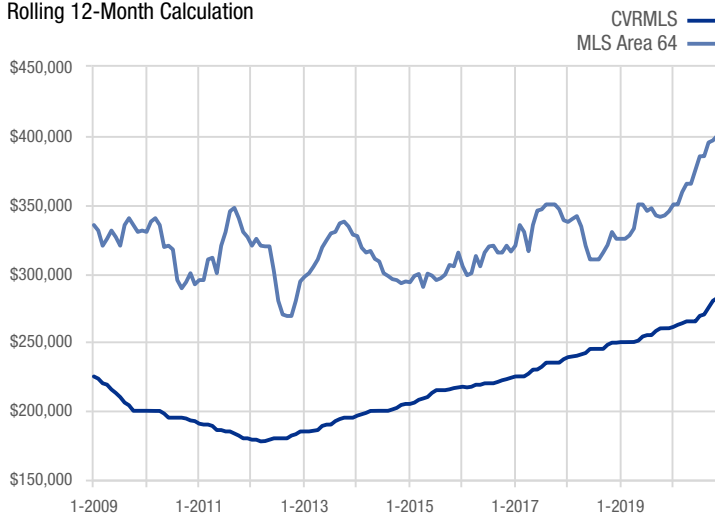
Single Family Key Metrics	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	38	38	0.0%	827	707	- 14.5%
Pending Sales	48	56	+ 16.7%	617	640	+ 3.7%
Closed Sales	48	57	+ 18.8%	564	596	+ 5.7%
Days on Market Until Sale	51	20	- 60.8%	34	27	- 20.6%
Median Sales Price*	\$363,500	\$415,000	+ 14.2%	\$345,500	\$407,000	+ 17.8%
Average Sales Price*	\$413,057	\$463,448	+ 12.2%	\$409,946	\$433,519	+ 5.8%
Percent of Original List Price Received*	95.2%	101.2%	+ 6.3%	98.3%	99.5%	+ 1.2%
Inventory of Homes for Sale	116	47	- 59.5%	—	—	—
Months Supply of Inventory	2.2	0.8	- 63.6%	—	—	—

Condo/Town Key Metrics	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	13	5	- 61.5%	133	123	- 7.5%
Pending Sales	11	6	- 45.5%	109	115	+ 5.5%
Closed Sales	10	8	- 20.0%	106	113	+ 6.6%
Days on Market Until Sale	12	4	- 66.7%	26	23	- 11.5%
Median Sales Price*	\$139,000	\$201,500	+ 45.0%	\$175,000	\$225,000	+ 28.6%
Average Sales Price*	\$179,230	\$217,131	+ 21.1%	\$202,371	\$252,861	+ 24.9%
Percent of Original List Price Received*	99.6%	101.0%	+ 1.4%	98.6%	100.7%	+ 2.1%
Inventory of Homes for Sale	15	3	- 80.0%	—	—	—
Months Supply of Inventory	1.6	0.3	- 81.3%	—	—	—

* 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.

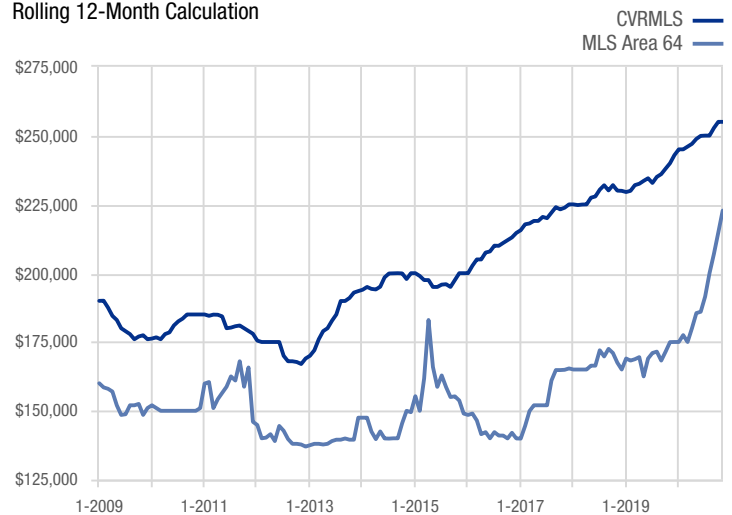
Median Sales Price - Single-Family

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.