

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

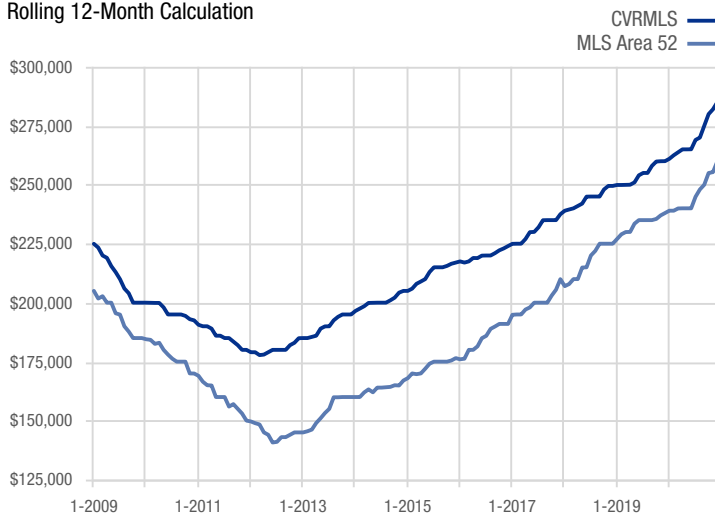
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	92	113	+ 22.8%	1,874	2,078	+ 10.9%
Pending Sales	72	120	+ 66.7%	1,468	1,841	+ 25.4%
Closed Sales	120	160	+ 33.3%	1,488	1,633	+ 9.7%
Days on Market Until Sale	37	17	- 54.1%	29	22	- 24.1%
Median Sales Price*	\$241,000	\$288,500	+ 19.7%	\$238,000	\$259,900	+ 9.2%
Average Sales Price*	\$261,431	\$300,607	+ 15.0%	\$248,156	\$270,905	+ 9.2%
Percent of Original List Price Received*	98.9%	100.8%	+ 1.9%	99.2%	100.2%	+ 1.0%
Inventory of Homes for Sale	194	114	- 41.2%	—	—	—
Months Supply of Inventory	1.6	0.7	- 56.3%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	10	9	- 10.0%	215	217	+ 0.9%
Pending Sales	6	9	+ 50.0%	143	183	+ 28.0%
Closed Sales	15	19	+ 26.7%	144	183	+ 27.1%
Days on Market Until Sale	47	31	- 34.0%	36	30	- 16.7%
Median Sales Price*	\$250,580	\$248,935	- 0.7%	\$237,990	\$237,000	- 0.4%
Average Sales Price*	\$230,353	\$245,619	+ 6.6%	\$211,592	\$229,265	+ 8.4%
Percent of Original List Price Received*	99.4%	105.4%	+ 6.0%	99.9%	101.4%	+ 1.5%
Inventory of Homes for Sale	43	14	- 67.4%	—	—	—
Months Supply of Inventory	3.6	0.9	- 75.0%	—	—	—

* 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.

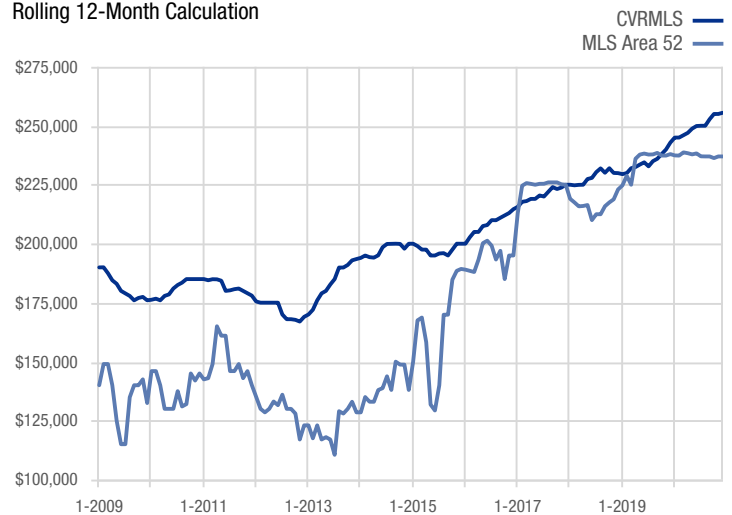
Median Sales Price - Single-Family

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.