

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

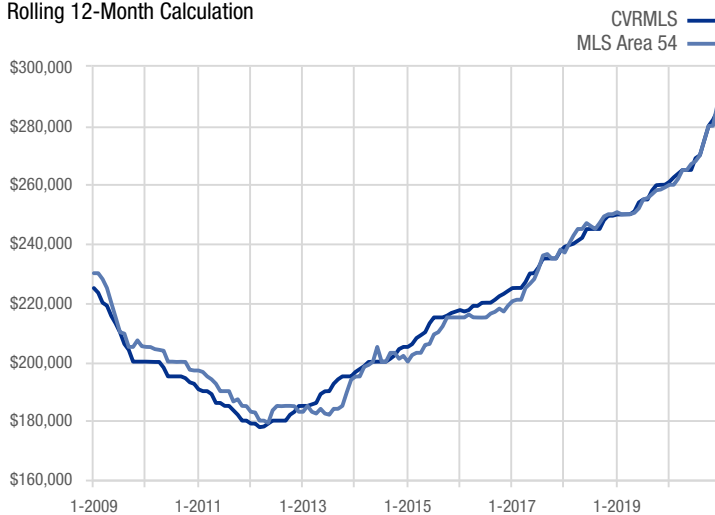
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	117	118	+ 0.9%	2,413	2,427	+ 0.6%
Pending Sales	91	135	+ 48.4%	1,880	2,263	+ 20.4%
Closed Sales	140	215	+ 53.6%	1,914	2,101	+ 9.8%
Days on Market Until Sale	44	19	- 56.8%	36	31	- 13.9%
Median Sales Price*	\$261,460	\$320,000	+ 22.4%	\$259,125	\$287,000	+ 10.8%
Average Sales Price*	\$287,530	\$336,727	+ 17.1%	\$280,250	\$309,032	+ 10.3%
Percent of Original List Price Received*	98.3%	102.4%	+ 4.2%	99.0%	100.5%	+ 1.5%
Inventory of Homes for Sale	303	116	- 61.7%	—	—	—
Months Supply of Inventory	1.9	0.6	- 68.4%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	18	24	+ 33.3%	151	250	+ 65.6%
Pending Sales	6	16	+ 166.7%	120	231	+ 92.5%
Closed Sales	9	36	+ 300.0%	113	189	+ 67.3%
Days on Market Until Sale	40	48	+ 20.0%	34	44	+ 29.4%
Median Sales Price*	\$238,000	\$255,880	+ 7.5%	\$230,000	\$250,000	+ 8.7%
Average Sales Price*	\$219,558	\$259,431	+ 18.2%	\$227,275	\$243,716	+ 7.2%
Percent of Original List Price Received*	99.5%	105.8%	+ 6.3%	100.6%	101.1%	+ 0.5%
Inventory of Homes for Sale	32	22	- 31.3%	—	—	—
Months Supply of Inventory	3.2	1.1	- 65.6%	—	—	—

* 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.

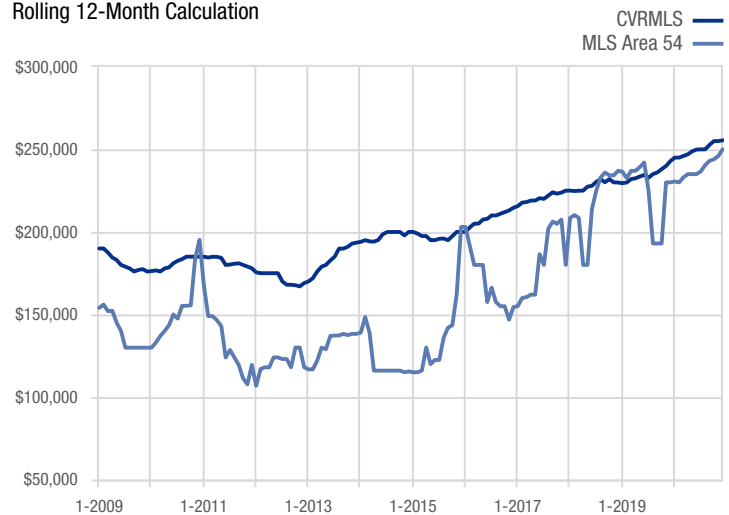
Median Sales Price - Single-Family

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.