

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

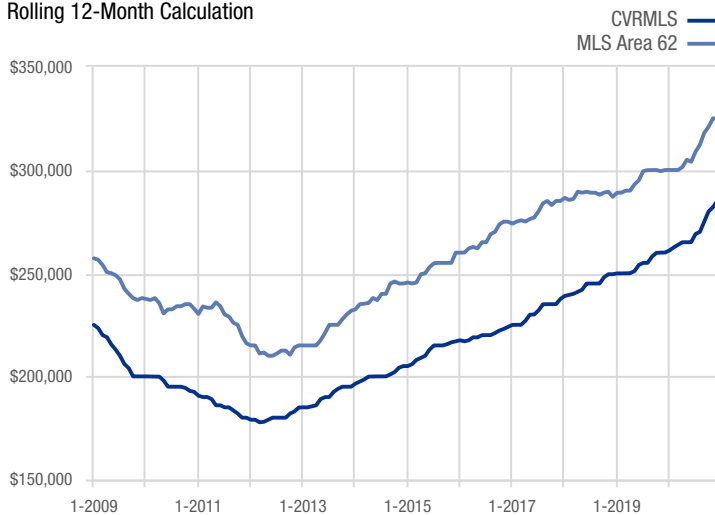
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	91	126	+ 38.5%	2,558	2,437	- 4.7%
Pending Sales	93	127	+ 36.6%	1,943	2,184	+ 12.4%
Closed Sales	142	167	+ 17.6%	1,955	2,050	+ 4.9%
Days on Market Until Sale	43	16	- 62.8%	35	28	- 20.0%
Median Sales Price*	\$315,000	\$325,000	+ 3.2%	\$300,000	\$325,000	+ 8.3%
Average Sales Price*	\$354,017	\$365,783	+ 3.3%	\$334,636	\$356,376	+ 6.5%
Percent of Original List Price Received*	98.3%	102.0%	+ 3.8%	98.8%	100.2%	+ 1.4%
Inventory of Homes for Sale	315	135	- 57.1%	—	—	—
Months Supply of Inventory	1.9	0.7	- 63.2%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	28	40	+ 42.9%	531	509	- 4.1%
Pending Sales	17	37	+ 117.6%	377	424	+ 12.5%
Closed Sales	36	43	+ 19.4%	387	384	- 0.8%
Days on Market Until Sale	35	47	+ 34.3%	32	34	+ 6.3%
Median Sales Price*	\$267,585	\$302,000	+ 12.9%	\$277,656	\$285,000	+ 2.6%
Average Sales Price*	\$273,064	\$293,171	+ 7.4%	\$275,073	\$285,119	+ 3.7%
Percent of Original List Price Received*	99.9%	100.4%	+ 0.5%	100.7%	100.1%	- 0.6%
Inventory of Homes for Sale	72	38	- 47.2%	—	—	—
Months Supply of Inventory	2.3	1.1	- 52.2%	—	—	—

* 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.

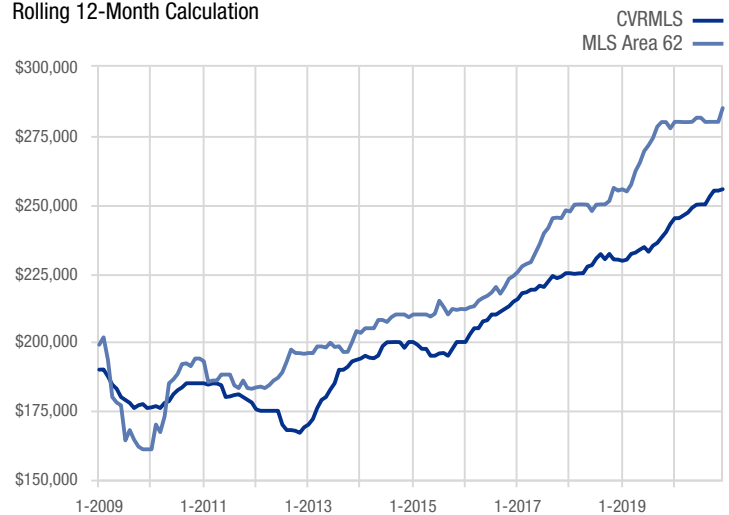
Median Sales Price - Single-Family

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.