

# Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 64

64-Chesterfield

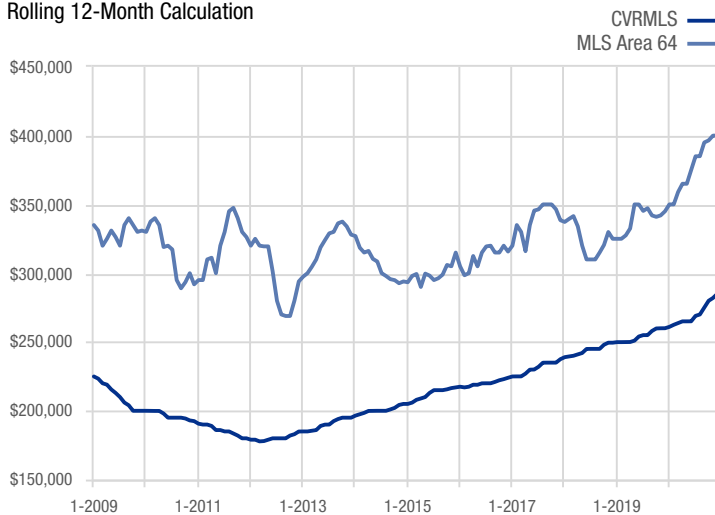
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	25	32	+ 28.0%	852	741	- 13.0%
Pending Sales	30	36	+ 20.0%	647	673	+ 4.0%
Closed Sales	57	51	- 10.5%	621	647	+ 4.2%
Days on Market Until Sale	42	18	- 57.1%	35	27	- 22.9%
Median Sales Price*	\$325,000	<b>\$358,500</b>	+ 10.3%	\$345,000	<b>\$400,000</b>	+ 15.9%
Average Sales Price*	\$426,865	<b>\$427,509</b>	+ 0.2%	\$411,527	<b>\$433,049</b>	+ 5.2%
Percent of Original List Price Received*	96.2%	<b>102.6%</b>	+ 6.7%	98.1%	<b>99.7%</b>	+ 1.6%
Inventory of Homes for Sale	89	34	- 61.8%	—	—	—
Months Supply of Inventory	1.7	0.6	- 64.7%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	7	11	+ 57.1%	140	134	- 4.3%
Pending Sales	7	10	+ 42.9%	116	123	+ 6.0%
Closed Sales	9	11	+ 22.2%	115	124	+ 7.8%
Days on Market Until Sale	35	24	- 31.4%	27	23	- 14.8%
Median Sales Price*	\$186,000	<b>\$355,110</b>	+ 90.9%	\$175,000	<b>\$264,533</b>	+ 51.2%
Average Sales Price*	\$213,302	<b>\$328,467</b>	+ 54.0%	\$203,266	<b>\$259,791</b>	+ 27.8%
Percent of Original List Price Received*	97.9%	<b>105.6%</b>	+ 7.9%	98.6%	<b>101.2%</b>	+ 2.6%
Inventory of Homes for Sale	11	4	- 63.6%	—	—	—
Months Supply of Inventory	1.1	0.4	- 63.6%	—	—	—

\* 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.

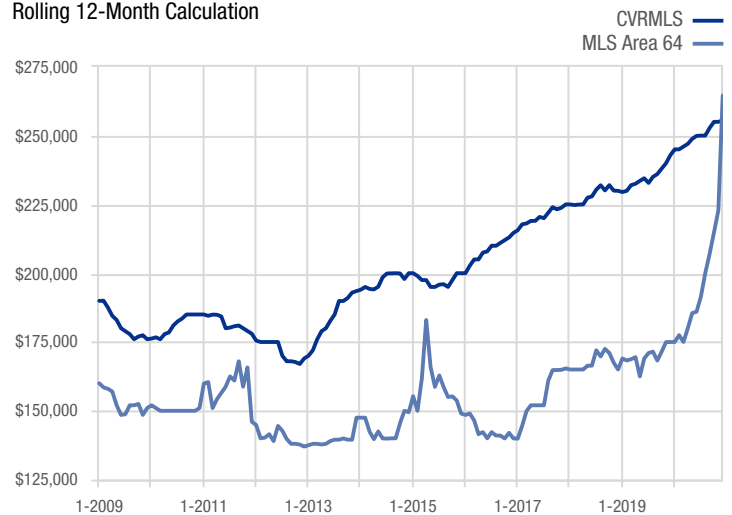
### Median Sales Price - Single-Family

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.