

Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

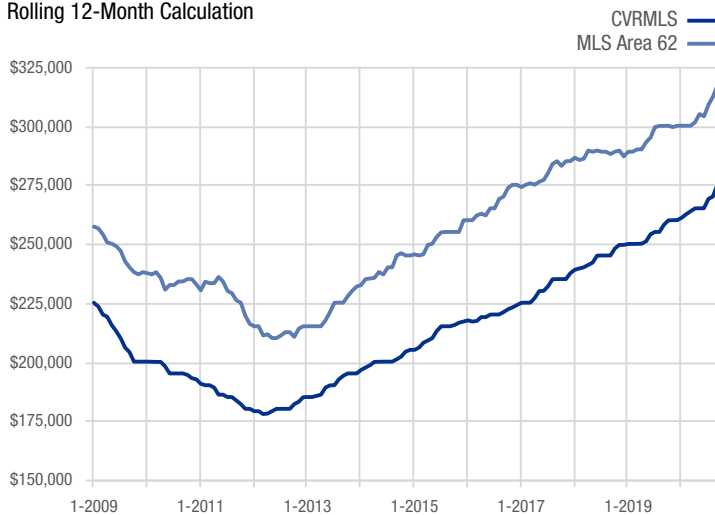
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	202	204	+ 1.0%	2,124	1,956	- 7.9%
Pending Sales	146	197	+ 34.9%	1,580	1,746	+ 10.5%
Closed Sales	155	190	+ 22.6%	1,508	1,509	+ 0.1%
Days on Market Until Sale	37	32	- 13.5%	35	31	- 11.4%
Median Sales Price*	\$288,000	\$349,975	+ 21.5%	\$300,000	\$320,400	+ 6.8%
Average Sales Price*	\$317,033	\$384,453	+ 21.3%	\$334,675	\$350,777	+ 4.8%
Percent of Original List Price Received*	98.7%	100.1%	+ 1.4%	98.9%	99.8%	+ 0.9%
Inventory of Homes for Sale	413	191	- 53.8%	—	—	—
Months Supply of Inventory	2.6	1.1	- 57.7%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	60	34	- 43.3%	424	392	- 7.5%
Pending Sales	31	43	+ 38.7%	295	320	+ 8.5%
Closed Sales	34	46	+ 35.3%	284	283	- 0.4%
Days on Market Until Sale	25	27	+ 8.0%	32	32	0.0%
Median Sales Price*	\$288,704	\$291,250	+ 0.9%	\$279,950	\$282,500	+ 0.9%
Average Sales Price*	\$280,852	\$302,949	+ 7.9%	\$277,457	\$283,656	+ 2.2%
Percent of Original List Price Received*	101.5%	100.7%	- 0.8%	100.8%	99.9%	- 0.9%
Inventory of Homes for Sale	92	56	- 39.1%	—	—	—
Months Supply of Inventory	3.0	1.7	- 43.3%	—	—	—

* 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.

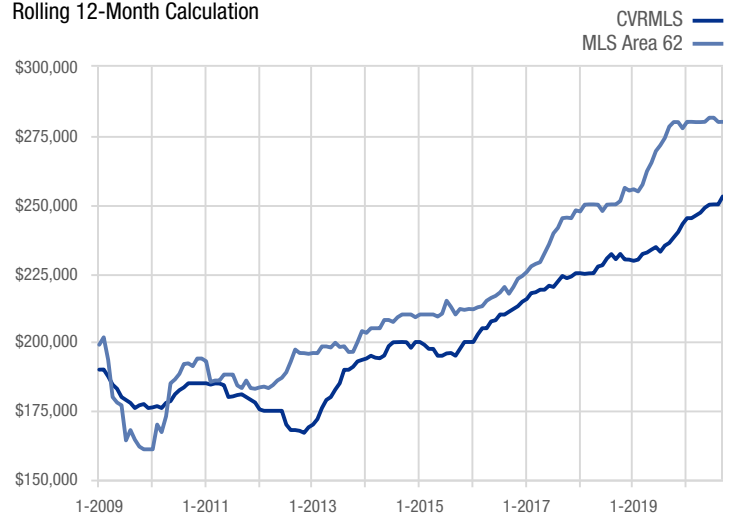
Median Sales Price - Single-Family

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.