

Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

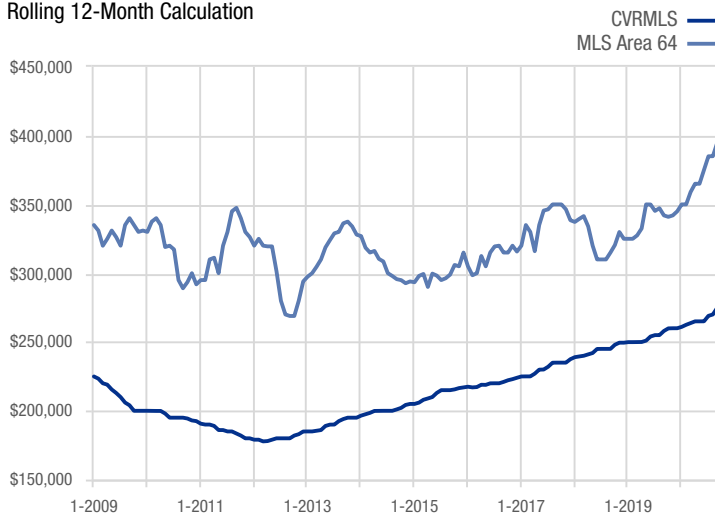
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	68	67	- 1.5%	710	596	- 16.1%
Pending Sales	44	65	+ 47.7%	514	537	+ 4.5%
Closed Sales	55	62	+ 12.7%	470	484	+ 3.0%
Days on Market Until Sale	41	25	- 39.0%	32	29	- 9.4%
Median Sales Price*	\$327,500	\$425,000	+ 29.8%	\$337,000	\$407,000	+ 20.8%
Average Sales Price*	\$402,546	\$446,268	+ 10.9%	\$406,974	\$430,028	+ 5.7%
Percent of Original List Price Received*	97.1%	99.3%	+ 2.3%	98.6%	99.2%	+ 0.6%
Inventory of Homes for Sale	146	49	- 66.4%	—	—	—
Months Supply of Inventory	2.8	0.9	- 67.9%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	19	12	- 36.8%	109	112	+ 2.8%
Pending Sales	13	9	- 30.8%	87	101	+ 16.1%
Closed Sales	11	12	+ 9.1%	83	93	+ 12.0%
Days on Market Until Sale	21	13	- 38.1%	29	24	- 17.2%
Median Sales Price*	\$165,000	\$285,500	+ 73.0%	\$173,475	\$257,500	+ 48.4%
Average Sales Price*	\$199,633	\$256,810	+ 28.6%	\$201,292	\$256,710	+ 27.5%
Percent of Original List Price Received*	100.0%	102.1%	+ 2.1%	98.5%	100.9%	+ 2.4%
Inventory of Homes for Sale	15	7	- 53.3%	—	—	—
Months Supply of Inventory	1.6	0.6	- 62.5%	—	—	—

* 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.

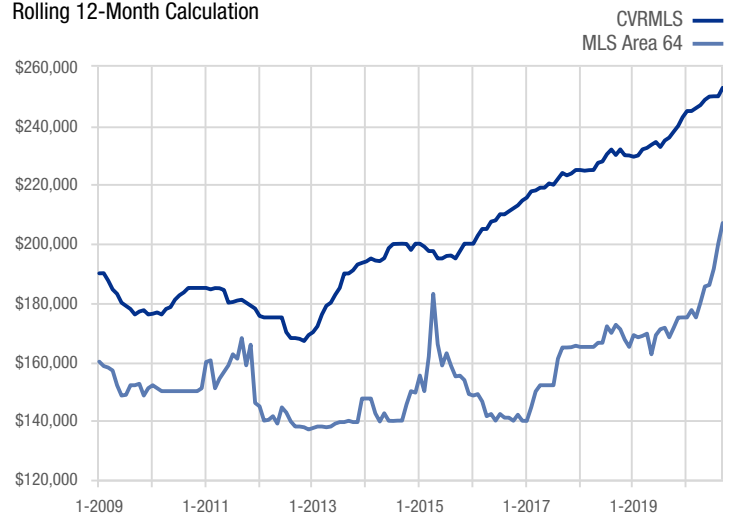
Median Sales Price - Single-Family

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.