

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

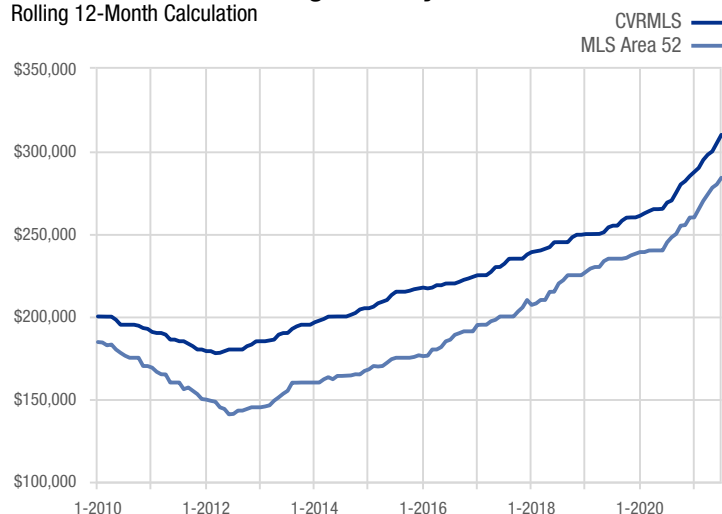
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	229	217	- 5.2%	1,235	1,270	+ 2.8%
Pending Sales	184	190	+ 3.3%	1,048	1,128	+ 7.6%
Closed Sales	153	182	+ 19.0%	853	1,083	+ 27.0%
Days on Market Until Sale	16	9	- 43.8%	26	12	- 53.8%
Median Sales Price*	\$260,000	\$290,000	+ 11.5%	\$249,900	\$291,243	+ 16.5%
Average Sales Price*	\$274,124	\$307,621	+ 12.2%	\$258,368	\$301,484	+ 16.7%
Percent of Original List Price Received*	100.3%	103.9%	+ 3.6%	99.6%	103.5%	+ 3.9%
Inventory of Homes for Sale	171	125	- 26.9%	—	—	—
Months Supply of Inventory	1.3	0.8	- 38.5%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	15	10	- 33.3%	133	79	- 40.6%
Pending Sales	17	9	- 47.1%	108	78	- 27.8%
Closed Sales	22	14	- 36.4%	99	84	- 15.2%
Days on Market Until Sale	26	12	- 53.8%	31	26	- 16.1%
Median Sales Price*	\$218,105	\$281,000	+ 28.8%	\$235,000	\$275,275	+ 17.1%
Average Sales Price*	\$224,063	\$263,365	+ 17.5%	\$227,169	\$261,989	+ 15.3%
Percent of Original List Price Received*	100.2%	102.0%	+ 1.8%	101.1%	102.9%	+ 1.8%
Inventory of Homes for Sale	16	11	- 31.3%	—	—	—
Months Supply of Inventory	1.1	0.9	- 18.2%	—	—	—

* 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.

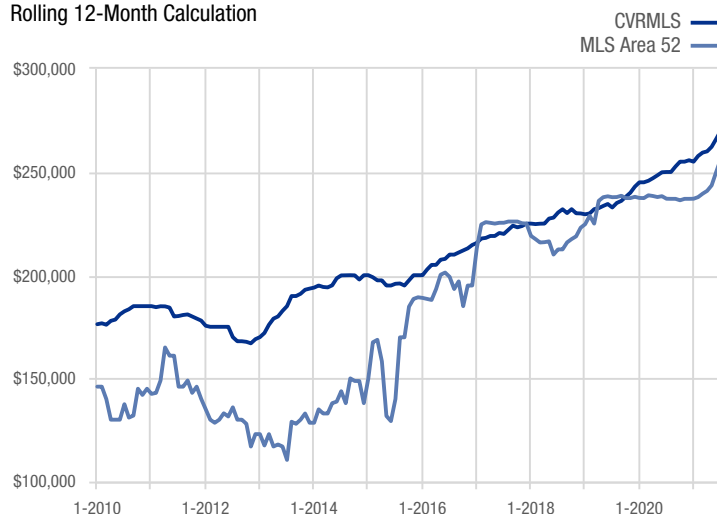
Median Sales Price - Single-Family

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.