

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

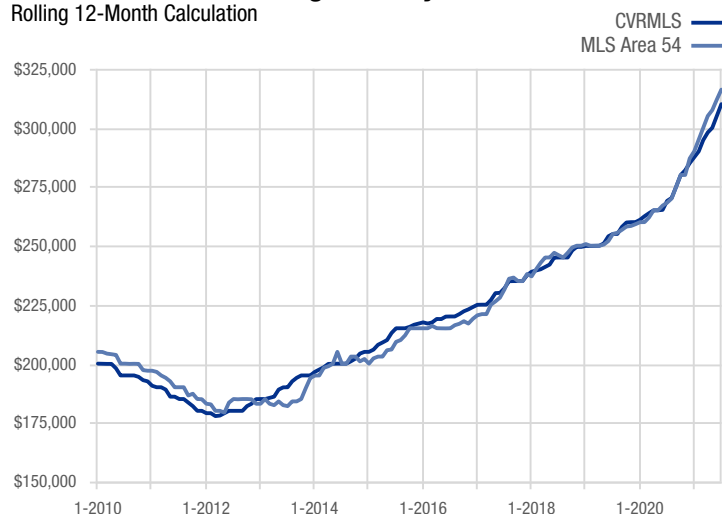
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	241	217	- 10.0%	1,483	1,455	- 1.9%
Pending Sales	238	219	- 8.0%	1,304	1,370	+ 5.1%
Closed Sales	203	223	+ 9.9%	1,090	1,258	+ 15.4%
Days on Market Until Sale	35	11	- 68.6%	36	14	- 61.1%
Median Sales Price*	\$280,500	\$335,000	+ 19.4%	\$271,000	\$325,000	+ 19.9%
Average Sales Price*	\$313,165	\$369,944	+ 18.1%	\$296,250	\$347,747	+ 17.4%
Percent of Original List Price Received*	99.8%	104.6%	+ 4.8%	99.7%	104.0%	+ 4.3%
Inventory of Homes for Sale	239	113	- 52.7%	—	—	—
Months Supply of Inventory	1.4	0.6	- 57.1%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	22	27	+ 22.7%	141	165	+ 17.0%
Pending Sales	26	23	- 11.5%	135	148	+ 9.6%
Closed Sales	16	22	+ 37.5%	76	132	+ 73.7%
Days on Market Until Sale	37	23	- 37.8%	47	26	- 44.7%
Median Sales Price*	\$246,800	\$300,618	+ 21.8%	\$239,000	\$271,195	+ 13.5%
Average Sales Price*	\$236,395	\$293,267	+ 24.1%	\$228,977	\$272,279	+ 18.9%
Percent of Original List Price Received*	98.8%	104.3%	+ 5.6%	99.5%	104.4%	+ 4.9%
Inventory of Homes for Sale	20	25	+ 25.0%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

* 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.

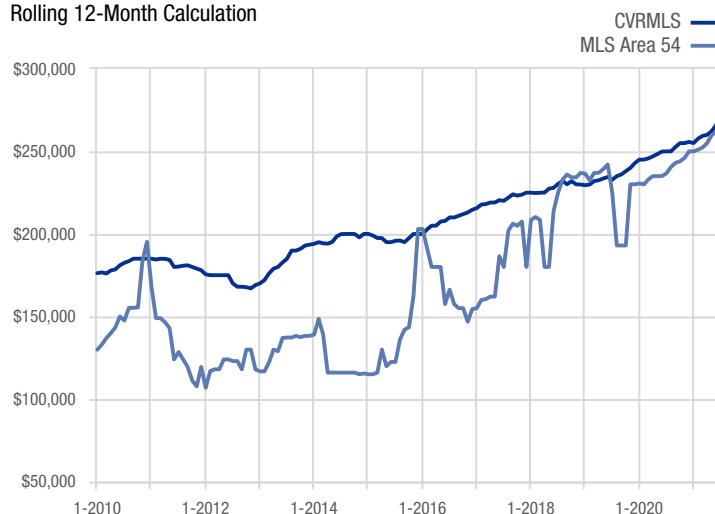
Median Sales Price - Single-Family

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.