

# Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 62

62-Chesterfield

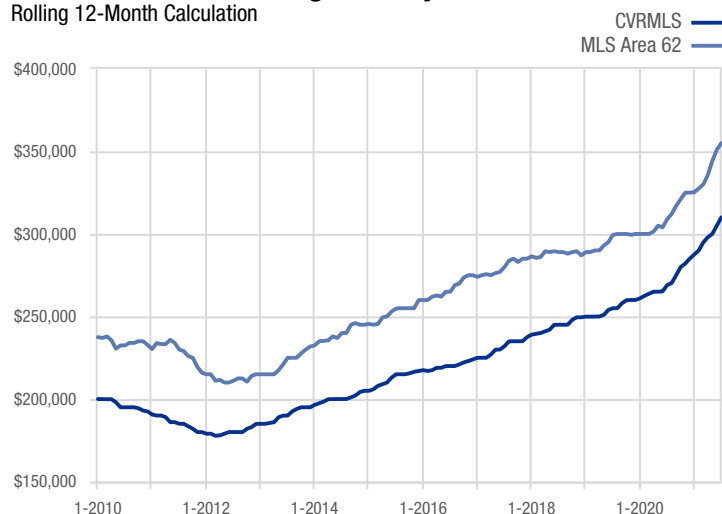
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	226	210	- 7.1%	1,531	1,456	- 4.9%
Pending Sales	233	203	- 12.9%	1,309	1,353	+ 3.4%
Closed Sales	217	193	- 11.1%	1,099	1,201	+ 9.3%
Days on Market Until Sale	30	8	- 73.3%	32	14	- 56.3%
Median Sales Price*	\$342,475	\$371,500	+ 8.5%	\$316,000	\$370,000	+ 17.1%
Average Sales Price*	\$364,167	\$412,356	+ 13.2%	\$342,458	\$400,588	+ 17.0%
Percent of Original List Price Received*	100.5%	104.4%	+ 3.9%	99.5%	104.5%	+ 5.0%
Inventory of Homes for Sale	269	130	- 51.7%	—	—	—
Months Supply of Inventory	1.6	0.7	- 56.3%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	59	45	- 23.7%	306	347	+ 13.4%
Pending Sales	51	49	- 3.9%	232	307	+ 32.3%
Closed Sales	29	39	+ 34.5%	198	215	+ 8.6%
Days on Market Until Sale	43	16	- 62.8%	35	23	- 34.3%
Median Sales Price*	\$283,400	\$305,000	+ 7.6%	\$283,990	\$304,000	+ 7.0%
Average Sales Price*	\$280,603	\$300,554	+ 7.1%	\$282,762	\$305,461	+ 8.0%
Percent of Original List Price Received*	99.2%	103.8%	+ 4.6%	99.8%	103.0%	+ 3.2%
Inventory of Homes for Sale	76	34	- 55.3%	—	—	—
Months Supply of Inventory	2.5	0.8	- 68.0%	—	—	—

\* 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.

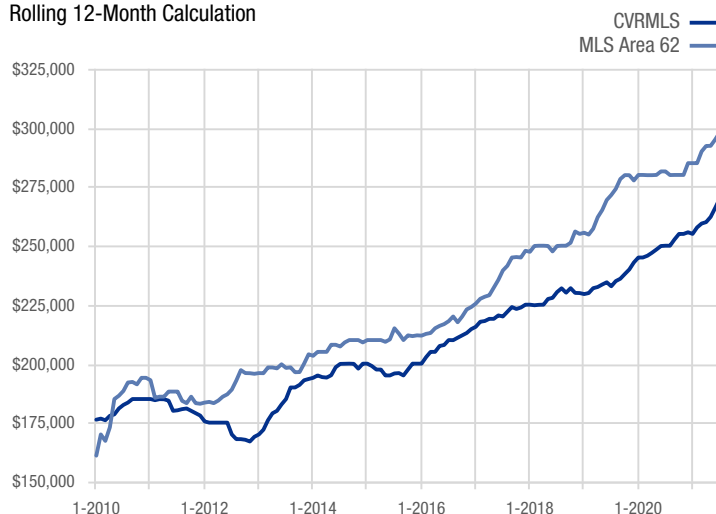
### Median Sales Price - Single-Family

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.