

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

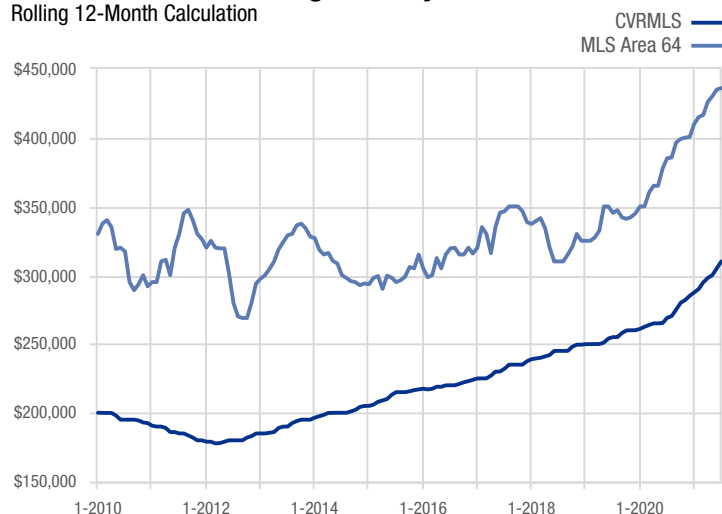
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	69	54	- 21.7%	476	447	- 6.1%
Pending Sales	66	60	- 9.1%	408	431	+ 5.6%
Closed Sales	68	68	0.0%	361	406	+ 12.5%
Days on Market Until Sale	28	7	- 75.0%	30	15	- 50.0%
Median Sales Price*	\$397,500	\$412,500	+ 3.8%	\$400,000	\$463,980	+ 16.0%
Average Sales Price*	\$411,156	\$463,491	+ 12.7%	\$423,734	\$498,990	+ 17.8%
Percent of Original List Price Received*	100.9%	106.4%	+ 5.5%	99.2%	104.7%	+ 5.5%
Inventory of Homes for Sale	80	26	- 67.5%	—	—	—
Months Supply of Inventory	1.5	0.4	- 73.3%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	13	12	- 7.7%	91	51	- 44.0%
Pending Sales	13	7	- 46.2%	80	45	- 43.8%
Closed Sales	12	9	- 25.0%	67	54	- 19.4%
Days on Market Until Sale	25	10	- 60.0%	28	13	- 53.6%
Median Sales Price*	\$250,750	\$260,000	+ 3.7%	\$229,000	\$295,000	+ 28.8%
Average Sales Price*	\$283,055	\$270,328	- 4.5%	\$254,890	\$285,445	+ 12.0%
Percent of Original List Price Received*	100.9%	100.1%	- 0.8%	100.0%	102.2%	+ 2.2%
Inventory of Homes for Sale	9	7	- 22.2%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

* 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.

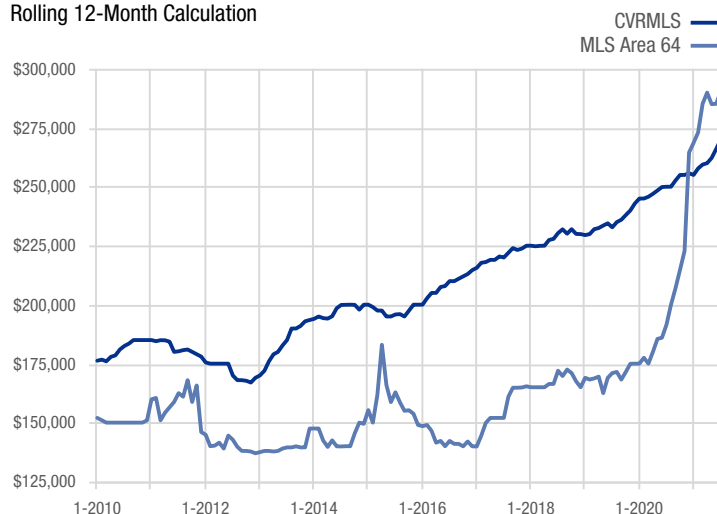
Median Sales Price - Single-Family

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.