

# Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Chesterfield County

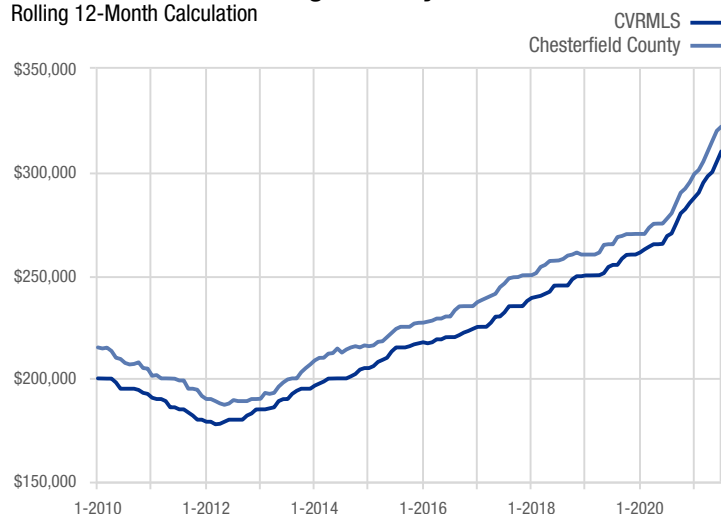
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	765	698	- 8.8%	4,725	4,628	- 2.1%
Pending Sales	721	672	- 6.8%	4,069	4,282	+ 5.2%
Closed Sales	641	666	+ 3.9%	3,403	3,948	+ 16.0%
Days on Market Until Sale	28	9	- 67.9%	32	14	- 56.3%
Median Sales Price*	\$300,000	\$336,000	+ 12.0%	\$283,250	\$332,175	+ 17.3%
Average Sales Price*	\$331,543	\$374,870	+ 13.1%	\$315,070	\$366,738	+ 16.4%
Percent of Original List Price Received*	100.3%	104.5%	+ 4.2%	99.6%	104.1%	+ 4.5%
Inventory of Homes for Sale	759	394	- 48.1%	—	—	—
Months Supply of Inventory	1.5	0.7	- 53.3%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	109	94	- 13.8%	671	642	- 4.3%
Pending Sales	107	88	- 17.8%	555	578	+ 4.1%
Closed Sales	79	84	+ 6.3%	440	485	+ 10.2%
Days on Market Until Sale	34	16	- 52.9%	35	23	- 34.3%
Median Sales Price*	\$244,570	\$299,800	+ 22.6%	\$252,880	\$289,258	+ 14.4%
Average Sales Price*	\$256,277	\$289,072	+ 12.8%	\$256,736	\$286,761	+ 11.7%
Percent of Original List Price Received*	99.6%	103.2%	+ 3.6%	100.1%	103.3%	+ 3.2%
Inventory of Homes for Sale	121	77	- 36.4%	—	—	—
Months Supply of Inventory	1.7	1.0	- 41.2%	—	—	—

\* 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.

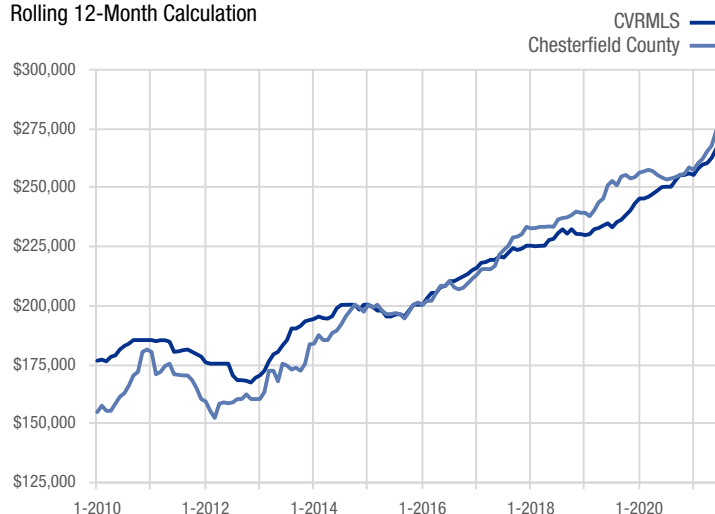
### Median Sales Price - Single-Family

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.