

Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

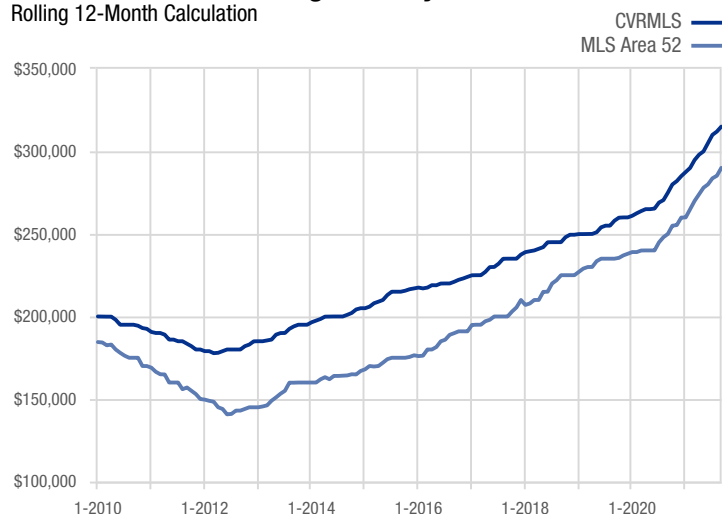
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	185	157	- 15.1%	1,638	1,636	- 0.1%
Pending Sales	158	173	+ 9.5%	1,404	1,471	+ 4.8%
Closed Sales	153	176	+ 15.0%	1,160	1,441	+ 24.2%
Days on Market Until Sale	21	11	- 47.6%	25	12	- 52.0%
Median Sales Price*	\$269,975	\$300,000	+ 11.1%	\$255,000	\$295,000	+ 15.7%
Average Sales Price*	\$277,535	\$319,847	+ 15.2%	\$264,285	\$305,480	+ 15.6%
Percent of Original List Price Received*	100.2%	102.2%	+ 2.0%	99.8%	103.3%	+ 3.5%
Inventory of Homes for Sale	174	101	- 42.0%	—	—	—
Months Supply of Inventory	1.2	0.6	- 50.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	17	8	- 52.9%	171	104	- 39.2%
Pending Sales	17	9	- 47.1%	138	95	- 31.2%
Closed Sales	13	6	- 53.8%	130	97	- 25.4%
Days on Market Until Sale	29	18	- 37.9%	33	24	- 27.3%
Median Sales Price*	\$240,000	\$283,843	+ 18.3%	\$235,250	\$275,365	+ 17.1%
Average Sales Price*	\$237,204	\$247,343	+ 4.3%	\$228,286	\$260,495	+ 14.1%
Percent of Original List Price Received*	98.9%	103.7%	+ 4.9%	101.0%	103.0%	+ 2.0%
Inventory of Homes for Sale	19	17	- 10.5%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

* 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.

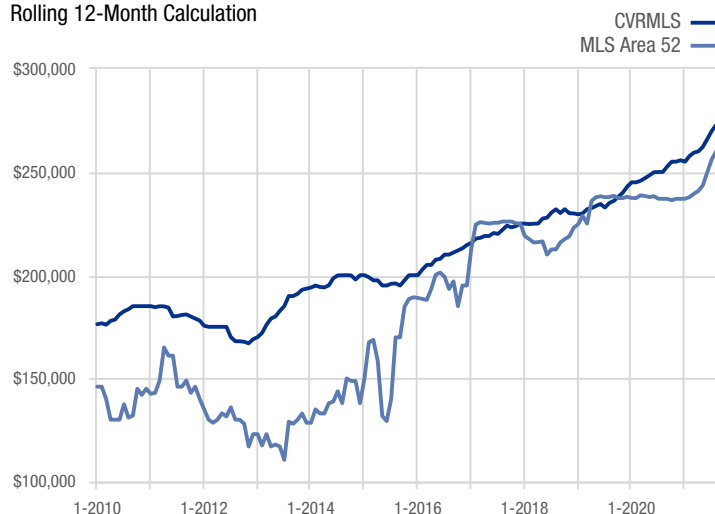
Median Sales Price - Single-Family

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.