

# Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 54

54-Chesterfield

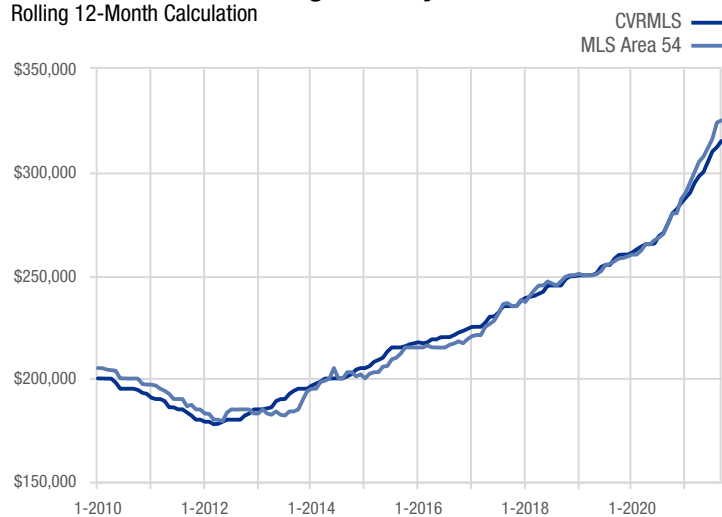
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	183	188	+ 2.7%	1,882	1,857	- 1.3%
Pending Sales	194	165	- 14.9%	1,713	1,697	- 0.9%
Closed Sales	198	173	- 12.6%	1,495	1,666	+ 11.4%
Days on Market Until Sale	30	10	- 66.7%	34	13	- 61.8%
Median Sales Price*	\$310,000	\$321,600	+ 3.7%	\$280,000	\$330,000	+ 17.9%
Average Sales Price*	\$325,317	\$349,594	+ 7.5%	\$302,751	\$352,044	+ 16.3%
Percent of Original List Price Received*	100.7%	102.7%	+ 2.0%	99.9%	103.8%	+ 3.9%
Inventory of Homes for Sale	186	149	- 19.9%	—	—	—
Months Supply of Inventory	1.1	0.8	- 27.3%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	32	23	- 28.1%	204	213	+ 4.4%
Pending Sales	21	24	+ 14.3%	182	188	+ 3.3%
Closed Sales	21	18	- 14.3%	109	172	+ 57.8%
Days on Market Until Sale	42	9	- 78.6%	50	23	- 54.0%
Median Sales Price*	\$250,000	\$311,132	+ 24.5%	\$243,990	\$278,023	+ 13.9%
Average Sales Price*	\$242,166	\$308,624	+ 27.4%	\$237,321	\$275,580	+ 16.1%
Percent of Original List Price Received*	99.3%	103.8%	+ 4.5%	99.7%	104.3%	+ 4.6%
Inventory of Homes for Sale	33	31	- 6.1%	—	—	—
Months Supply of Inventory	1.9	1.5	- 21.1%	—	—	—

\* 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.

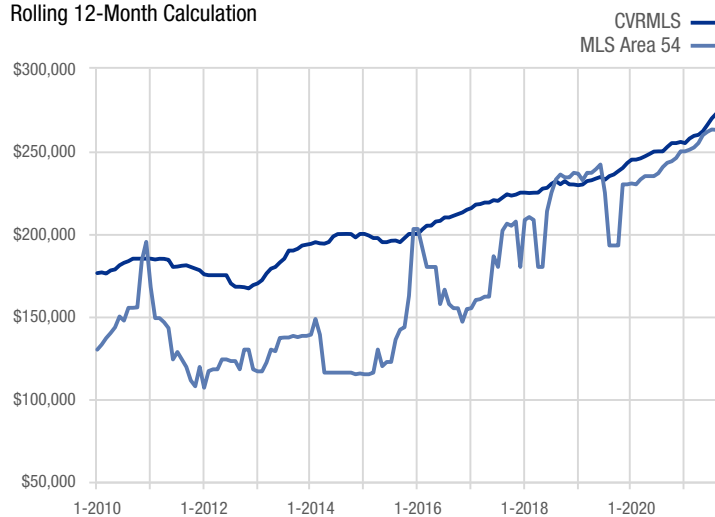
### Median Sales Price - Single-Family

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.