

Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

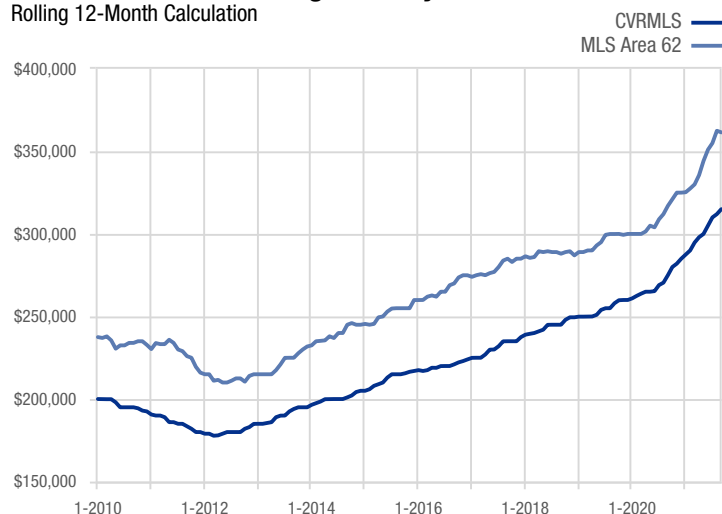
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	203	171	- 15.8%	1,955	1,842	- 5.8%
Pending Sales	184	175	- 4.9%	1,729	1,723	- 0.3%
Closed Sales	192	192	0.0%	1,512	1,619	+ 7.1%
Days on Market Until Sale	32	10	- 68.8%	31	13	- 58.1%
Median Sales Price*	\$350,000	\$352,500	+ 0.7%	\$320,400	\$370,000	+ 15.5%
Average Sales Price*	\$384,767	\$384,948	+ 0.0%	\$350,782	\$403,182	+ 14.9%
Percent of Original List Price Received*	100.1%	102.8%	+ 2.7%	99.8%	104.3%	+ 4.5%
Inventory of Homes for Sale	212	116	- 45.3%	—	—	—
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	32	47	+ 46.9%	387	444	+ 14.7%
Pending Sales	39	38	- 2.6%	314	381	+ 21.3%
Closed Sales	46	34	- 26.1%	283	287	+ 1.4%
Days on Market Until Sale	27	22	- 18.5%	32	23	- 28.1%
Median Sales Price*	\$291,250	\$356,750	+ 22.5%	\$282,500	\$315,000	+ 11.5%
Average Sales Price*	\$302,949	\$356,989	+ 17.8%	\$283,656	\$312,582	+ 10.2%
Percent of Original List Price Received*	100.7%	103.9%	+ 3.2%	99.9%	103.1%	+ 3.2%
Inventory of Homes for Sale	58	52	- 10.3%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

* 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.

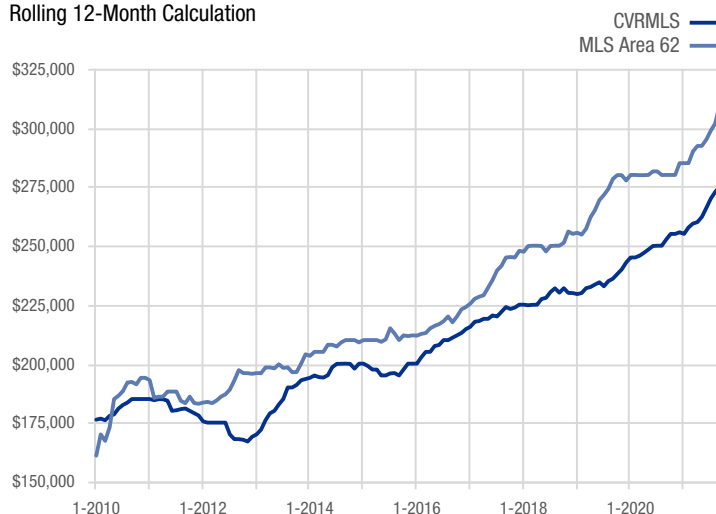
Median Sales Price - Single-Family

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.