

Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

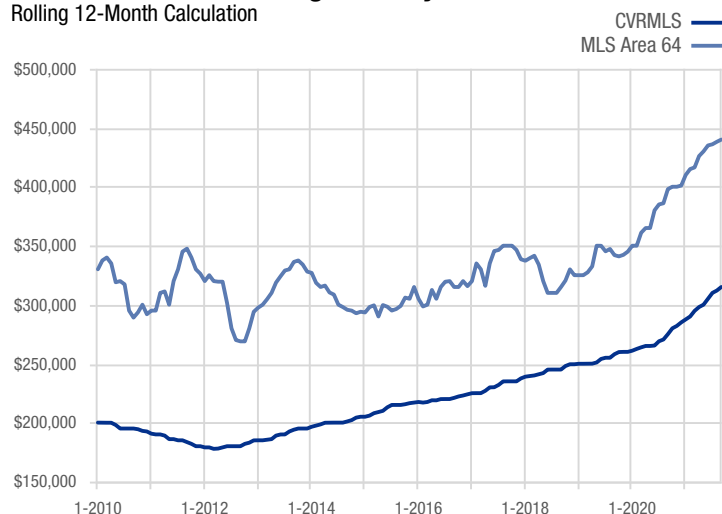
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	69	38	- 44.9%	599	539	- 10.0%
Pending Sales	64	43	- 32.8%	536	517	- 3.5%
Closed Sales	62	47	- 24.2%	486	519	+ 6.8%
Days on Market Until Sale	25	11	- 56.0%	29	14	- 51.7%
Median Sales Price*	\$425,000	\$462,075	+ 8.7%	\$409,500	\$459,505	+ 12.2%
Average Sales Price*	\$446,268	\$499,102	+ 11.8%	\$430,496	\$494,183	+ 14.8%
Percent of Original List Price Received*	99.3%	101.6%	+ 2.3%	99.2%	104.3%	+ 5.1%
Inventory of Homes for Sale	55	27	- 50.9%	—	—	—
Months Supply of Inventory	1.0	0.5	- 50.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	12	7	- 41.7%	112	61	- 45.5%
Pending Sales	8	6	- 25.0%	100	58	- 42.0%
Closed Sales	12	8	- 33.3%	93	68	- 26.9%
Days on Market Until Sale	13	10	- 23.1%	24	12	- 50.0%
Median Sales Price*	\$285,500	\$215,250	- 24.6%	\$257,500	\$290,293	+ 12.7%
Average Sales Price*	\$256,810	\$256,500	- 0.1%	\$256,710	\$284,793	+ 10.9%
Percent of Original List Price Received*	102.1%	99.2%	- 2.8%	100.9%	101.8%	+ 0.9%
Inventory of Homes for Sale	8	3	- 62.5%	—	—	—
Months Supply of Inventory	0.7	0.5	- 28.6%	—	—	—

* 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.

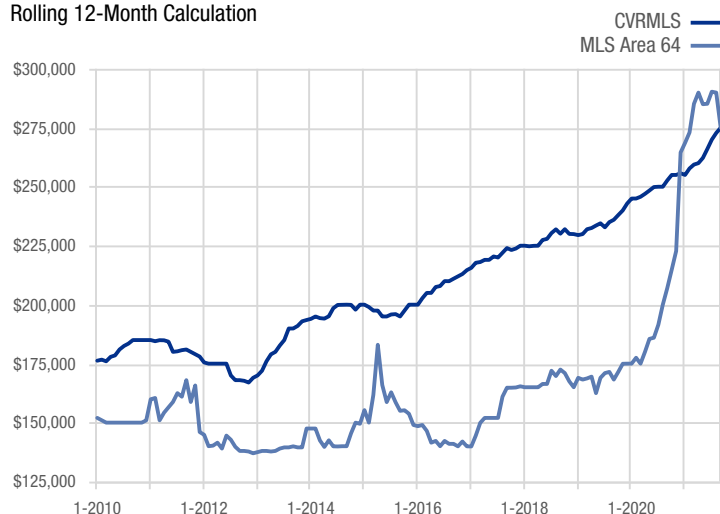
Median Sales Price - Single-Family

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.