

Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

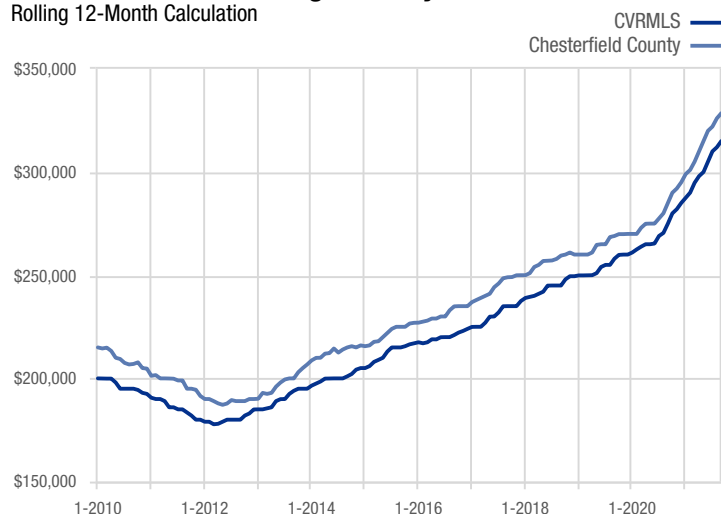
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	640	554	- 13.4%	6,074	5,874	- 3.3%
Pending Sales	600	556	- 7.3%	5,382	5,408	+ 0.5%
Closed Sales	605	588	- 2.8%	4,653	5,245	+ 12.7%
Days on Market Until Sale	28	10	- 64.3%	30	13	- 56.7%
Median Sales Price*	\$315,000	\$330,000	+ 4.8%	\$290,000	\$335,000	+ 15.5%
Average Sales Price*	\$344,603	\$364,117	+ 5.7%	\$322,020	\$369,078	+ 14.6%
Percent of Original List Price Received*	100.3%	102.5%	+ 2.2%	99.8%	103.9%	+ 4.1%
Inventory of Homes for Sale	627	393	- 37.3%	—	—	—
Months Supply of Inventory	1.2	0.7	- 41.7%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	93	85	- 8.6%	874	822	- 5.9%
Pending Sales	85	77	- 9.4%	734	722	- 1.6%
Closed Sales	92	66	- 28.3%	615	624	+ 1.5%
Days on Market Until Sale	29	17	- 41.4%	34	22	- 35.3%
Median Sales Price*	\$268,968	\$329,235	+ 22.4%	\$255,195	\$293,880	+ 15.2%
Average Sales Price*	\$273,766	\$321,650	+ 17.5%	\$259,718	\$291,319	+ 12.2%
Percent of Original List Price Received*	100.3%	103.3%	+ 3.0%	100.3%	103.3%	+ 3.0%
Inventory of Homes for Sale	118	103	- 12.7%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

* 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.

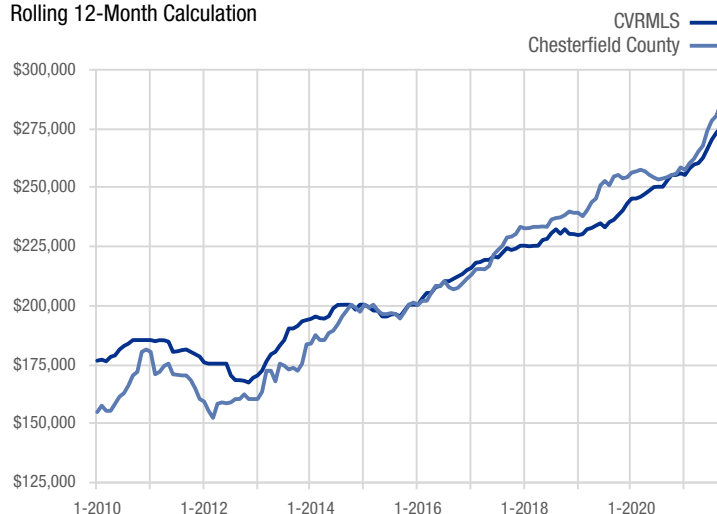
Median Sales Price - Single-Family

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.