

# Local Market Update – October 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Chesterfield County

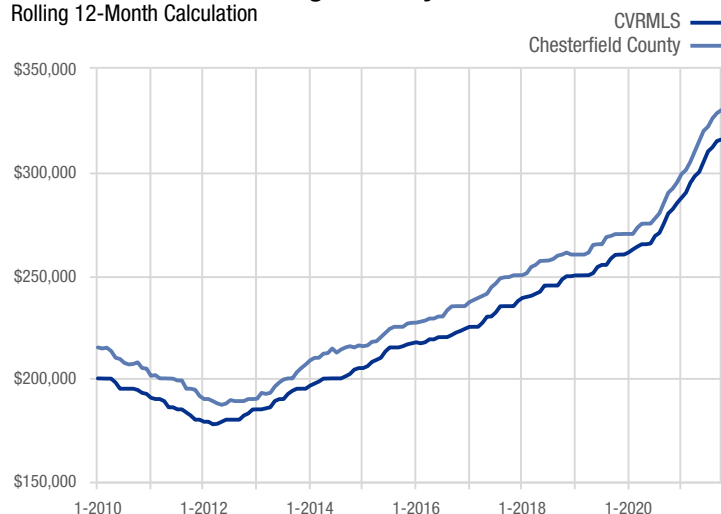
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	742	537	- 27.6%	6,816	6,421	- 5.8%
Pending Sales	606	595	- 1.8%	5,988	5,977	- 0.2%
Closed Sales	639	552	- 13.6%	5,292	5,800	+ 9.6%
Days on Market Until Sale	25	13	- 48.0%	30	13	- 56.7%
Median Sales Price*	\$312,000	\$333,750	+ 7.0%	\$292,000	\$335,000	+ 14.7%
Average Sales Price*	\$345,779	\$370,860	+ 7.3%	\$324,888	\$369,291	+ 13.7%
Percent of Original List Price Received*	100.9%	102.7%	+ 1.8%	99.9%	103.7%	+ 3.8%
Inventory of Homes for Sale	650	317	- 51.2%	—	—	—
Months Supply of Inventory	1.2	0.6	- 50.0%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	89	93	+ 4.5%	963	916	- 4.9%
Pending Sales	75	92	+ 22.7%	809	810	+ 0.1%
Closed Sales	80	64	- 20.0%	695	688	- 1.0%
Days on Market Until Sale	26	12	- 53.8%	34	21	- 38.2%
Median Sales Price*	\$261,335	\$299,235	+ 14.5%	\$256,385	\$294,663	+ 14.9%
Average Sales Price*	\$259,611	\$296,452	+ 14.2%	\$259,706	\$291,802	+ 12.4%
Percent of Original List Price Received*	100.7%	102.5%	+ 1.8%	100.3%	103.2%	+ 2.9%
Inventory of Homes for Sale	115	98	- 14.8%	—	—	—
Months Supply of Inventory	1.5	1.2	- 20.0%	—	—	—

\* 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.

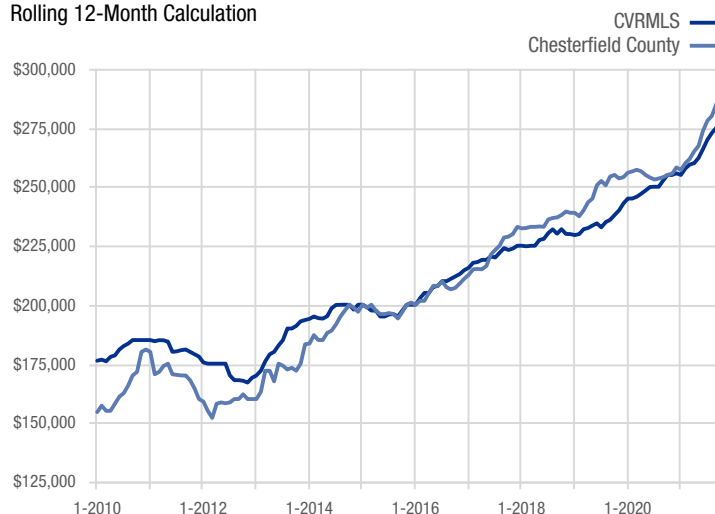
### Median Sales Price - Single-Family

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.