

Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

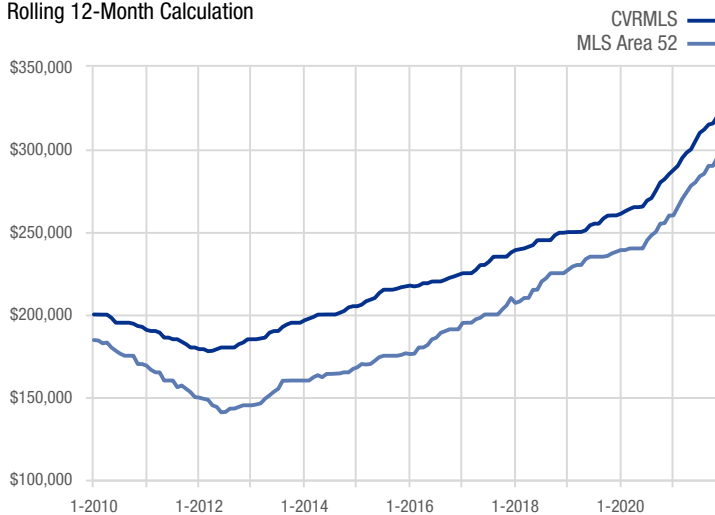
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	136	128	- 5.9%	1,967	1,916	- 2.6%
Pending Sales	137	151	+ 10.2%	1,709	1,751	+ 2.5%
Closed Sales	146	154	+ 5.5%	1,474	1,763	+ 19.6%
Days on Market Until Sale	15	12	- 20.0%	23	12	- 47.8%
Median Sales Price*	\$275,000	\$305,000	+ 10.9%	\$257,000	\$295,000	+ 14.8%
Average Sales Price*	\$277,550	\$323,160	+ 16.4%	\$267,743	\$307,808	+ 15.0%
Percent of Original List Price Received*	100.6%	102.6%	+ 2.0%	100.1%	103.1%	+ 3.0%
Inventory of Homes for Sale	153	76	- 50.3%	—	—	—
Months Supply of Inventory	1.0	0.5	- 50.0%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	17	11	- 35.3%	206	125	- 39.3%
Pending Sales	12	10	- 16.7%	169	113	- 33.1%
Closed Sales	20	11	- 45.0%	164	122	- 25.6%
Days on Market Until Sale	14	15	+ 7.1%	30	22	- 26.7%
Median Sales Price*	\$247,433	\$262,500	+ 6.1%	\$235,250	\$275,000	+ 16.9%
Average Sales Price*	\$225,986	\$246,595	+ 9.1%	\$227,371	\$260,368	+ 14.5%
Percent of Original List Price Received*	99.4%	102.5%	+ 3.1%	100.9%	102.7%	+ 1.8%
Inventory of Homes for Sale	16	19	+ 18.8%	—	—	—
Months Supply of Inventory	1.1	1.9	+ 72.7%	—	—	—

* 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.

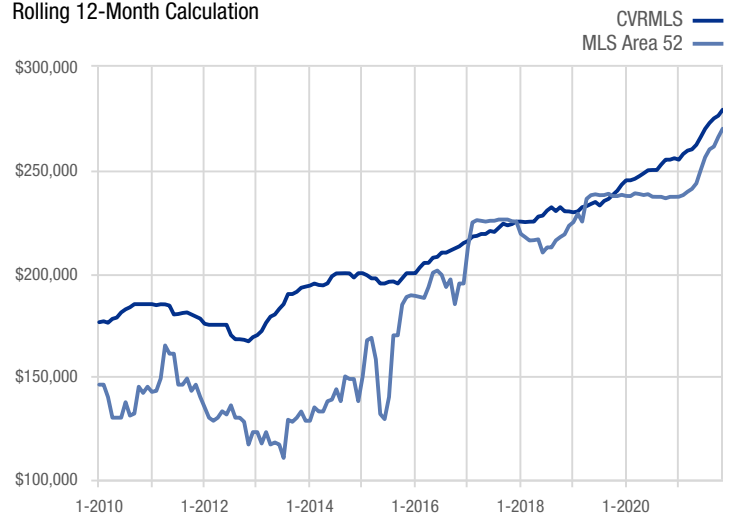
Median Sales Price - Single-Family

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.