

# Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 64

64-Chesterfield

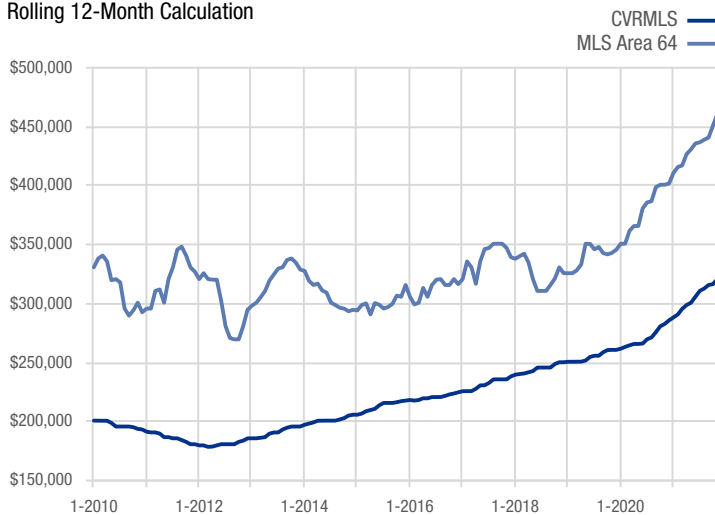
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
<b>Key Metrics</b>						
New Listings	40	<b>35</b>	- 12.5%	710	<b>623</b>	- 12.3%
Pending Sales	53	<b>44</b>	- 17.0%	636	<b>613</b>	- 3.6%
Closed Sales	57	<b>57</b>	0.0%	598	<b>632</b>	+ 5.7%
Days on Market Until Sale	20	<b>12</b>	- 40.0%	28	<b>13</b>	- 53.6%
Median Sales Price*	\$415,000	<b>\$507,000</b>	+ 22.2%	\$409,500	<b>\$463,980</b>	+ 13.3%
Average Sales Price*	\$463,448	<b>\$553,337</b>	+ 19.4%	\$433,887	<b>\$501,879</b>	+ 15.7%
Percent of Original List Price Received*	101.2%	<b>102.9%</b>	+ 1.7%	99.5%	<b>104.1%</b>	+ 4.6%
Inventory of Homes for Sale	55	<b>11</b>	- 80.0%	—	—	—
Months Supply of Inventory	1.0	<b>0.2</b>	- 80.0%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
<b>Key Metrics</b>						
New Listings	5	<b>8</b>	+ 60.0%	123	<b>77</b>	- 37.4%
Pending Sales	5	<b>9</b>	+ 80.0%	113	<b>75</b>	- 33.6%
Closed Sales	8	<b>10</b>	+ 25.0%	113	<b>82</b>	- 27.4%
Days on Market Until Sale	4	<b>9</b>	+ 125.0%	23	<b>12</b>	- 47.8%
Median Sales Price*	\$201,500	<b>\$205,000</b>	+ 1.7%	\$225,000	<b>\$260,000</b>	+ 15.6%
Average Sales Price*	\$217,131	<b>\$199,772</b>	- 8.0%	\$252,861	<b>\$274,023</b>	+ 8.4%
Percent of Original List Price Received*	101.0%	<b>99.5%</b>	- 1.5%	100.7%	<b>101.5%</b>	+ 0.8%
Inventory of Homes for Sale	4	<b>3</b>	- 25.0%	—	—	—
Months Supply of Inventory	0.4	<b>0.4</b>	0.0%	—	—	—

\* 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.

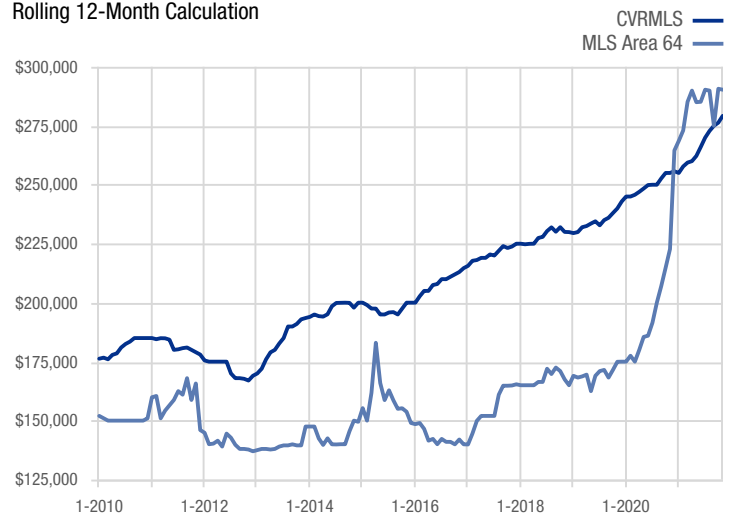
### Median Sales Price - Single-Family

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.