

Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

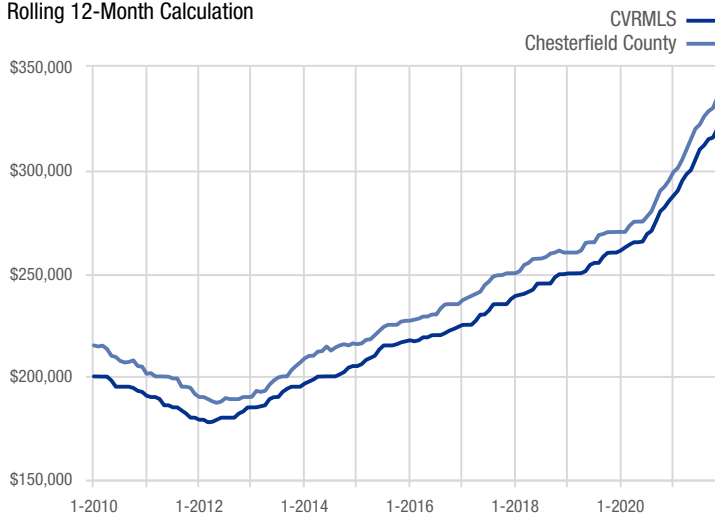
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	482	445	- 7.7%	7,298	6,882	- 5.7%
Pending Sales	519	501	- 3.5%	6,507	6,443	- 1.0%
Closed Sales	555	583	+ 5.0%	5,847	6,385	+ 9.2%
Days on Market Until Sale	17	12	- 29.4%	28	13	- 53.6%
Median Sales Price*	\$300,000	\$345,000	+ 15.0%	\$294,000	\$336,000	+ 14.3%
Average Sales Price*	\$329,218	\$386,966	+ 17.5%	\$325,300	\$370,888	+ 14.0%
Percent of Original List Price Received*	101.2%	102.9%	+ 1.7%	100.0%	103.7%	+ 3.7%
Inventory of Homes for Sale	546	266	- 51.3%	—	—	—
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	64	87	+ 35.9%	1,027	1,002	- 2.4%
Pending Sales	72	90	+ 25.0%	880	896	+ 1.8%
Closed Sales	76	83	+ 9.2%	771	771	0.0%
Days on Market Until Sale	22	21	- 4.5%	32	21	- 34.4%
Median Sales Price*	\$252,013	\$325,448	+ 29.1%	\$255,750	\$295,000	+ 15.3%
Average Sales Price*	\$250,116	\$303,311	+ 21.3%	\$258,749	\$293,027	+ 13.2%
Percent of Original List Price Received*	100.7%	102.5%	+ 1.8%	100.4%	103.1%	+ 2.7%
Inventory of Homes for Sale	96	94	- 2.1%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

* 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.

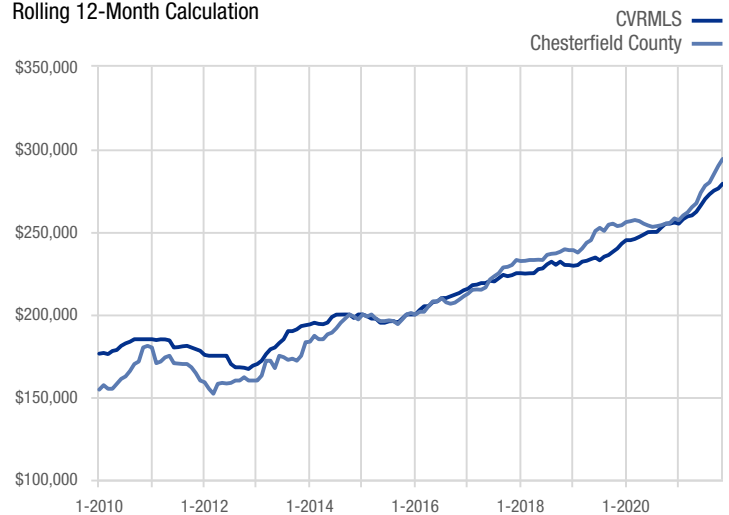
Median Sales Price - Single-Family

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.