

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

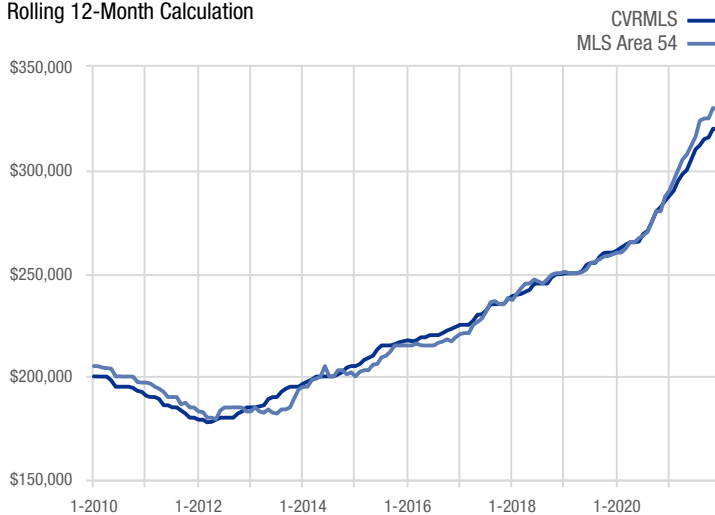
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	122	123	+ 0.8%	2,432	2,322	- 4.5%
Pending Sales	126	136	+ 7.9%	2,239	2,191	- 2.1%
Closed Sales	222	162	- 27.0%	2,111	2,188	+ 3.6%
Days on Market Until Sale	19	12	- 36.8%	31	13	- 58.1%
Median Sales Price*	\$322,000	\$310,842	- 3.5%	\$287,000	\$329,500	+ 14.8%
Average Sales Price*	\$337,084	\$350,632	+ 4.0%	\$309,142	\$352,768	+ 14.1%
Percent of Original List Price Received*	102.4%	101.6%	- 0.8%	100.5%	103.5%	+ 3.0%
Inventory of Homes for Sale	144	71	- 50.7%	—	—	—
Months Supply of Inventory	0.8	0.4	- 50.0%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	20	19	- 5.0%	253	279	+ 10.3%
Pending Sales	16	23	+ 43.8%	234	256	+ 9.4%
Closed Sales	37	25	- 32.4%	190	238	+ 25.3%
Days on Market Until Sale	48	36	- 25.0%	44	26	- 40.9%
Median Sales Price*	\$255,880	\$329,990	+ 29.0%	\$250,000	\$289,989	+ 16.0%
Average Sales Price*	\$259,431	\$306,163	+ 18.0%	\$243,716	\$282,324	+ 15.8%
Percent of Original List Price Received*	105.8%	102.4%	- 3.2%	101.1%	103.9%	+ 2.8%
Inventory of Homes for Sale	20	22	+ 10.0%	—	—	—
Months Supply of Inventory	1.0	1.0	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.

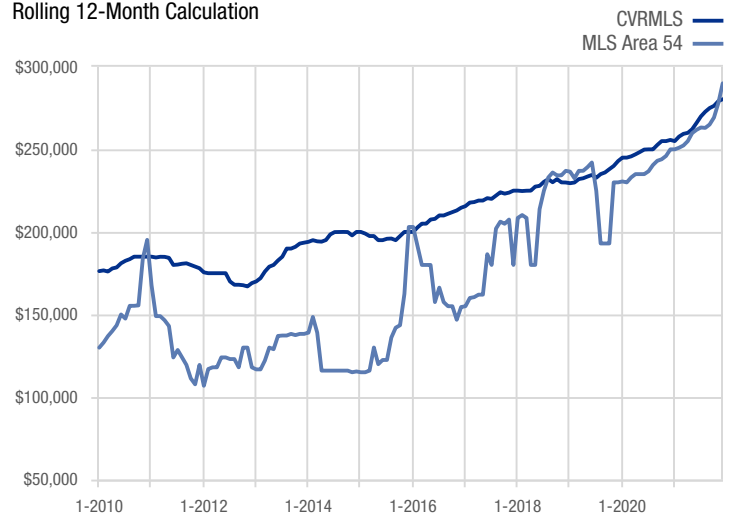
Median Sales Price - Single-Family

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.