

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

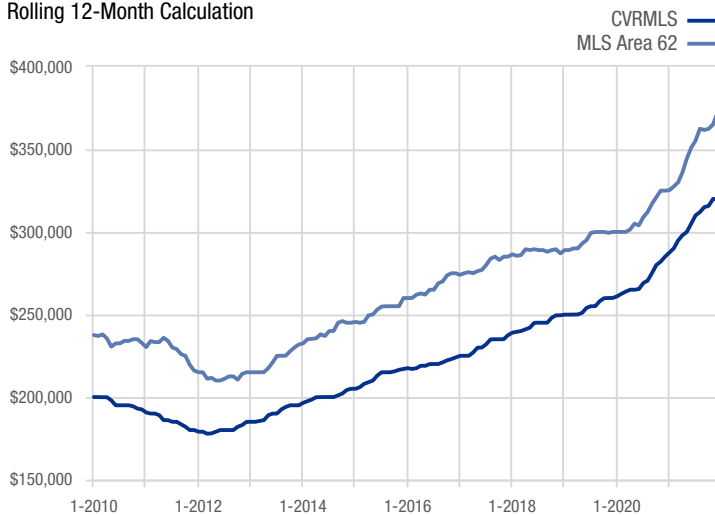
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	127	72	- 43.3%	2,438	2,217	- 9.1%
Pending Sales	117	96	- 17.9%	2,164	2,111	- 2.4%
Closed Sales	168	154	- 8.3%	2,054	2,125	+ 3.5%
Days on Market Until Sale	15	13	- 13.3%	28	13	- 53.6%
Median Sales Price*	\$325,000	\$425,000	+ 30.8%	\$325,000	\$372,000	+ 14.5%
Average Sales Price*	\$365,379	\$456,729	+ 25.0%	\$356,338	\$407,858	+ 14.5%
Percent of Original List Price Received*	102.0%	105.1%	+ 3.0%	100.2%	104.1%	+ 3.9%
Inventory of Homes for Sale	160	69	- 56.9%	—	—	—
Months Supply of Inventory	0.9	0.4	- 55.6%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	46	17	- 63.0%	511	557	+ 9.0%
Pending Sales	34	31	- 8.8%	414	504	+ 21.7%
Closed Sales	43	49	+ 14.0%	384	405	+ 5.5%
Days on Market Until Sale	47	25	- 46.8%	34	21	- 38.2%
Median Sales Price*	\$302,000	\$330,000	+ 9.3%	\$285,000	\$321,500	+ 12.8%
Average Sales Price*	\$293,171	\$330,836	+ 12.8%	\$285,119	\$318,249	+ 11.6%
Percent of Original List Price Received*	100.4%	104.0%	+ 3.6%	100.1%	103.2%	+ 3.1%
Inventory of Homes for Sale	49	33	- 32.7%	—	—	—
Months Supply of Inventory	1.4	0.8	- 42.9%	—	—	—

* 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.

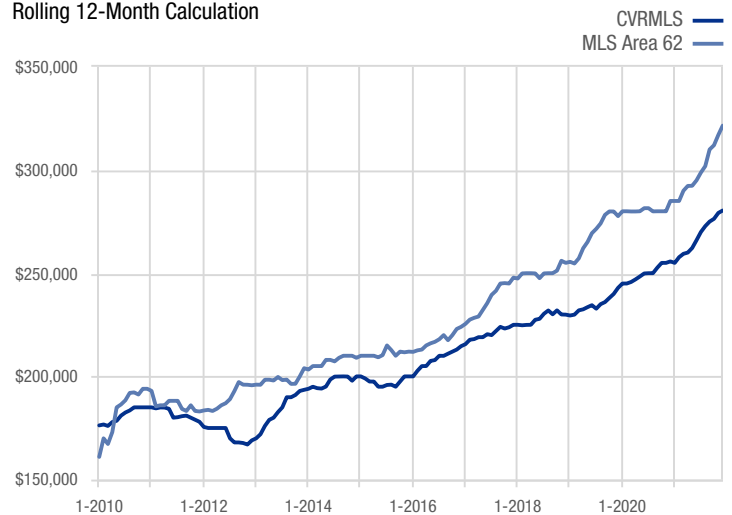
Median Sales Price - Single-Family

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.