

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

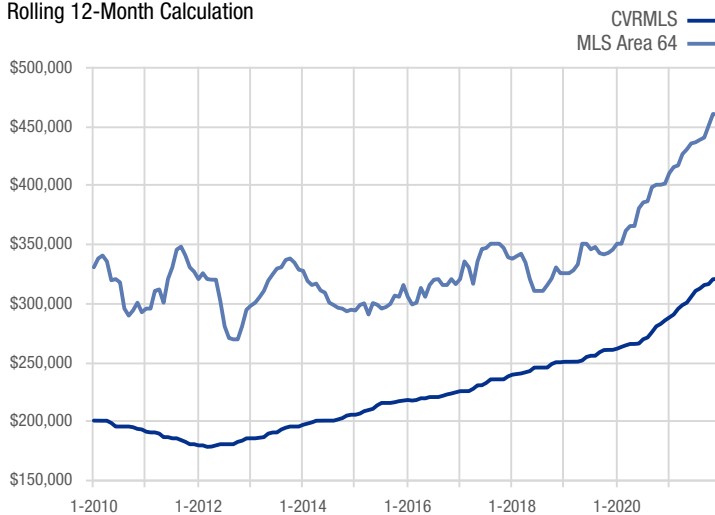
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	32	12	- 62.5%	742	635	- 14.4%
Pending Sales	36	16	- 55.6%	672	631	- 6.1%
Closed Sales	52	45	- 13.5%	650	679	+ 4.5%
Days on Market Until Sale	18	12	- 33.3%	27	13	- 51.9%
Median Sales Price*	\$361,000	\$342,500	- 5.1%	\$401,000	\$459,505	+ 14.6%
Average Sales Price*	\$428,253	\$424,661	- 0.8%	\$433,440	\$496,894	+ 14.6%
Percent of Original List Price Received*	102.7%	102.8%	+ 0.1%	99.7%	104.1%	+ 4.4%
Inventory of Homes for Sale	41	7	- 82.9%	—	—	—
Months Supply of Inventory	0.7	0.1	- 85.7%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	10	4	- 60.0%	133	81	- 39.1%
Pending Sales	8	5	- 37.5%	121	80	- 33.9%
Closed Sales	11	7	- 36.4%	124	89	- 28.2%
Days on Market Until Sale	24	12	- 50.0%	23	12	- 47.8%
Median Sales Price*	\$355,110	\$170,000	- 52.1%	\$264,533	\$230,000	- 13.1%
Average Sales Price*	\$328,467	\$161,071	- 51.0%	\$259,791	\$265,039	+ 2.0%
Percent of Original List Price Received*	105.6%	98.7%	- 6.5%	101.2%	101.3%	+ 0.1%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	0.4	0.2	- 50.0%	—	—	—

* 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.

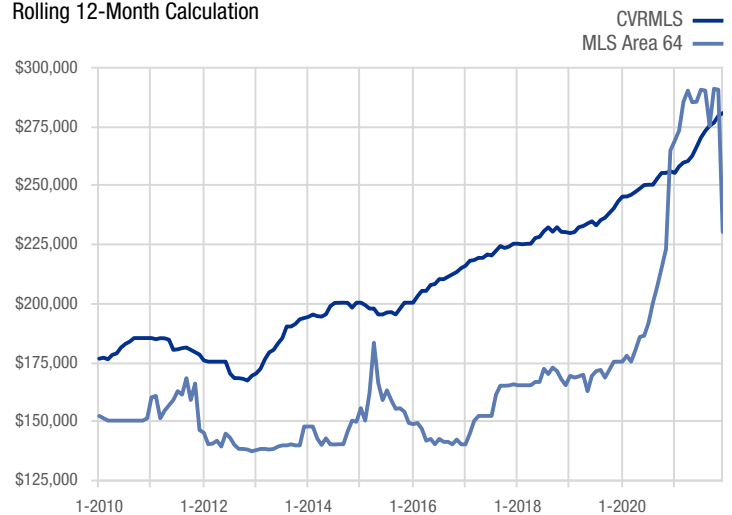
Median Sales Price - Single-Family

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.