

Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

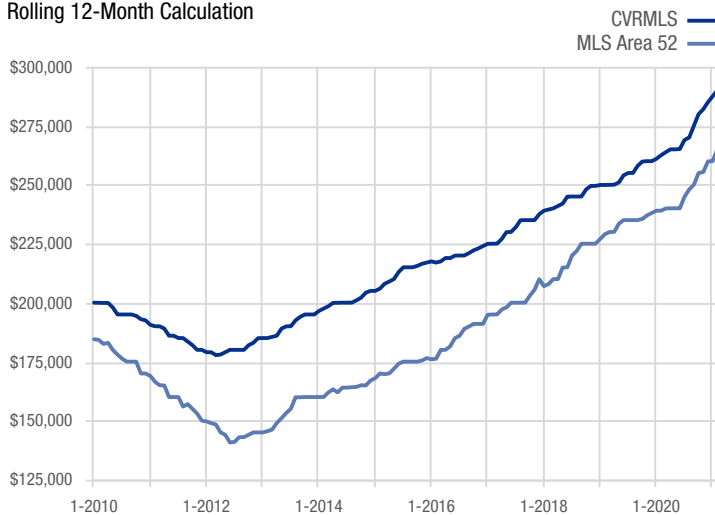
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	148	113	- 23.6%	337	250	- 25.8%
Pending Sales	129	121	- 6.2%	256	250	- 2.3%
Closed Sales	80	133	+ 66.3%	164	240	+ 46.3%
Days on Market Until Sale	32	18	- 43.8%	36	19	- 47.2%
Median Sales Price*	\$243,200	\$310,000	+ 27.5%	\$240,000	\$293,070	+ 22.1%
Average Sales Price*	\$244,383	\$313,892	+ 28.4%	\$245,286	\$296,508	+ 20.9%
Percent of Original List Price Received*	98.9%	101.8%	+ 2.9%	98.7%	101.7%	+ 3.0%
Inventory of Homes for Sale	216	84	- 61.1%	—	—	—
Months Supply of Inventory	1.7	0.6	- 64.7%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	11	9	- 18.2%	31	25	- 19.4%
Pending Sales	10	12	+ 20.0%	25	28	+ 12.0%
Closed Sales	11	7	- 36.4%	18	14	- 22.2%
Days on Market Until Sale	22	67	+ 204.5%	29	42	+ 44.8%
Median Sales Price*	\$240,000	\$257,000	+ 7.1%	\$235,995	\$256,175	+ 8.6%
Average Sales Price*	\$243,165	\$262,840	+ 8.1%	\$228,554	\$252,991	+ 10.7%
Percent of Original List Price Received*	102.1%	103.8%	+ 1.7%	100.6%	100.6%	0.0%
Inventory of Homes for Sale	26	7	- 73.1%	—	—	—
Months Supply of Inventory	2.1	0.5	- 76.2%	—	—	—

* 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.

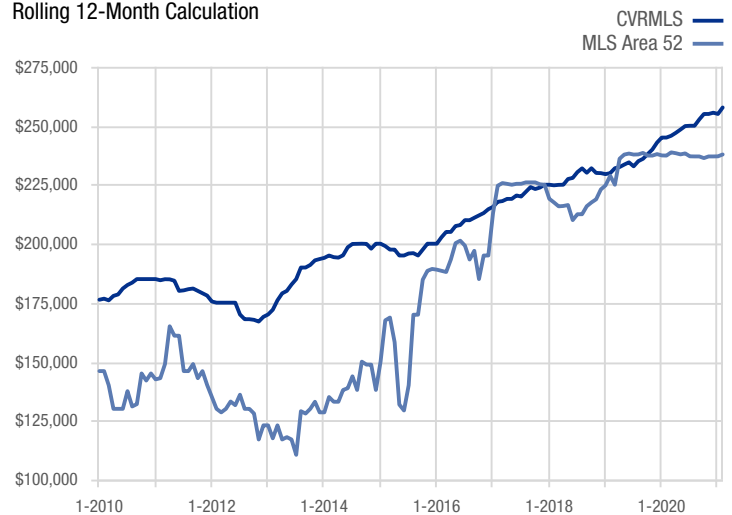
Median Sales Price - Single-Family

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.