

Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

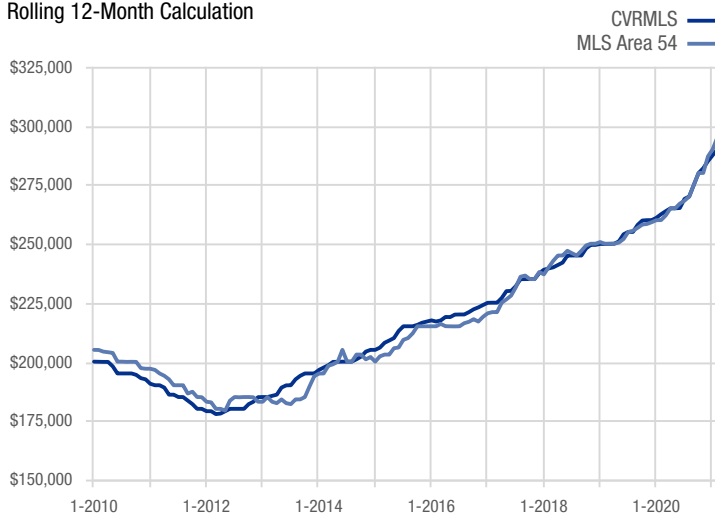
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	190	126	- 33.7%	385	298	- 22.6%
Pending Sales	171	160	- 6.4%	326	330	+ 1.2%
Closed Sales	136	120	- 11.8%	235	254	+ 8.1%
Days on Market Until Sale	46	20	- 56.5%	50	18	- 64.0%
Median Sales Price*	\$242,000	\$325,000	+ 34.3%	\$249,950	\$319,085	+ 27.7%
Average Sales Price*	\$261,787	\$340,469	+ 30.1%	\$271,375	\$338,525	+ 24.7%
Percent of Original List Price Received*	98.7%	101.8%	+ 3.1%	98.4%	102.0%	+ 3.7%
Inventory of Homes for Sale	288	76	- 73.6%	—	—	—
Months Supply of Inventory	1.8	0.4	- 77.8%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	12	28	+ 133.3%	37	48	+ 29.7%
Pending Sales	14	30	+ 114.3%	26	46	+ 76.9%
Closed Sales	9	11	+ 22.2%	12	26	+ 116.7%
Days on Market Until Sale	27	17	- 37.0%	28	32	+ 14.3%
Median Sales Price*	\$229,000	\$300,000	+ 31.0%	\$230,068	\$257,500	+ 11.9%
Average Sales Price*	\$224,748	\$286,918	+ 27.7%	\$222,656	\$264,682	+ 18.9%
Percent of Original List Price Received*	99.7%	107.3%	+ 7.6%	99.5%	104.4%	+ 4.9%
Inventory of Homes for Sale	41	17	- 58.5%	—	—	—
Months Supply of Inventory	3.8	0.8	- 78.9%	—	—	—

* 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.

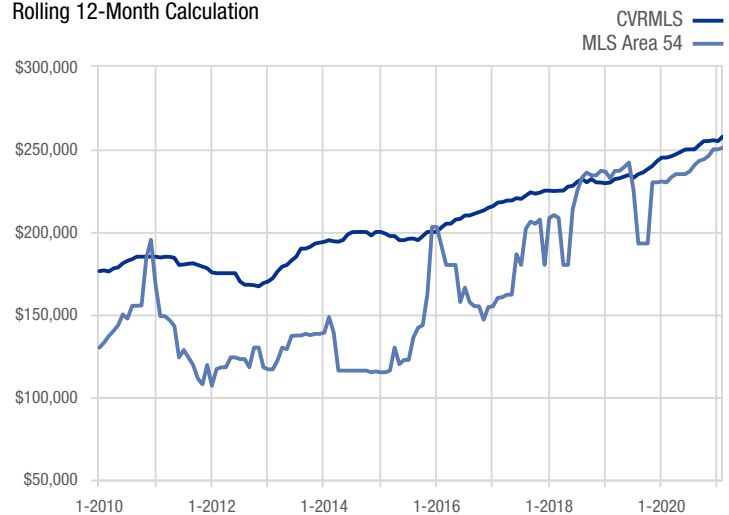
Median Sales Price - Single-Family

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.