

# Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 62

62-Chesterfield

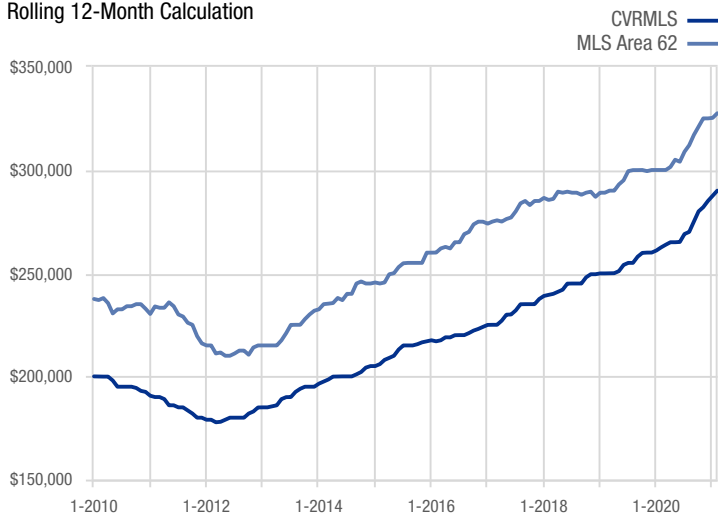
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	176	<b>162</b>	- 8.0%	375	<b>325</b>	- 13.3%
Pending Sales	166	<b>167</b>	+ 0.6%	305	<b>324</b>	+ 6.2%
Closed Sales	91	<b>115</b>	+ 26.4%	188	<b>236</b>	+ 25.5%
Days on Market Until Sale	53	<b>15</b>	- 71.7%	52	<b>15</b>	- 71.2%
Median Sales Price*	\$273,500	<b>\$335,158</b>	+ 22.5%	\$280,000	<b>\$329,975</b>	+ 17.8%
Average Sales Price*	\$325,308	<b>\$352,683</b>	+ 8.4%	\$323,108	<b>\$353,679</b>	+ 9.5%
Percent of Original List Price Received*	98.1%	<b>102.7%</b>	+ 4.7%	97.5%	<b>102.0%</b>	+ 4.6%
Inventory of Homes for Sale	293	<b>113</b>	- 61.4%	—	—	—
Months Supply of Inventory	1.8	<b>0.6</b>	- 66.7%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	31	<b>41</b>	+ 32.3%	74	<b>101</b>	+ 36.5%
Pending Sales	30	<b>35</b>	+ 16.7%	58	<b>75</b>	+ 29.3%
Closed Sales	25	<b>23</b>	- 8.0%	56	<b>42</b>	- 25.0%
Days on Market Until Sale	31	<b>17</b>	- 45.2%	39	<b>15</b>	- 61.5%
Median Sales Price*	\$276,571	<b>\$290,000</b>	+ 4.9%	\$287,642	<b>\$290,000</b>	+ 0.8%
Average Sales Price*	\$276,068	<b>\$305,666</b>	+ 10.7%	\$292,463	<b>\$293,655</b>	+ 0.4%
Percent of Original List Price Received*	100.0%	<b>101.4%</b>	+ 1.4%	100.5%	<b>100.7%</b>	+ 0.2%
Inventory of Homes for Sale	69	<b>60</b>	- 13.0%	—	—	—
Months Supply of Inventory	2.2	<b>1.6</b>	- 27.3%	—	—	—

\* 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.

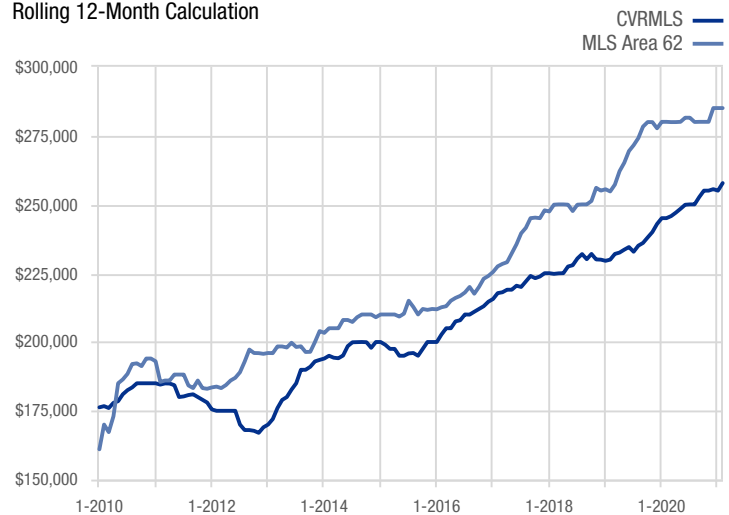
### Median Sales Price - Single-Family

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.