

Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

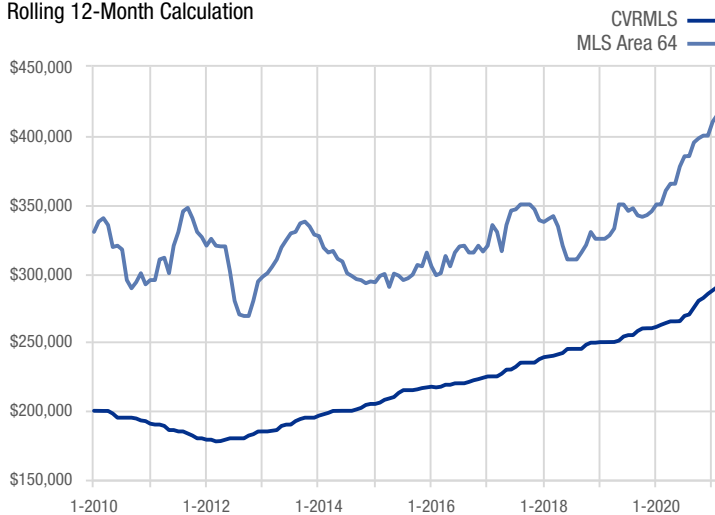
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	76	45	- 40.8%	123	87	- 29.3%
Pending Sales	51	44	- 13.7%	97	90	- 7.2%
Closed Sales	35	37	+ 5.7%	66	81	+ 22.7%
Days on Market Until Sale	37	22	- 40.5%	46	24	- 47.8%
Median Sales Price*	\$349,950	\$425,000	+ 21.4%	\$380,000	\$442,500	+ 16.4%
Average Sales Price*	\$435,229	\$475,471	+ 9.2%	\$428,898	\$470,610	+ 9.7%
Percent of Original List Price Received*	98.3%	103.4%	+ 5.2%	97.3%	101.4%	+ 4.2%
Inventory of Homes for Sale	89	28	- 68.5%	—	—	—
Months Supply of Inventory	1.6	0.5	- 68.8%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	16	4	- 75.0%	29	8	- 72.4%
Pending Sales	10	3	- 70.0%	22	8	- 63.6%
Closed Sales	7	10	+ 42.9%	18	15	- 16.7%
Days on Market Until Sale	41	22	- 46.3%	28	19	- 32.1%
Median Sales Price*	\$237,500	\$295,000	+ 24.2%	\$218,750	\$295,000	+ 34.9%
Average Sales Price*	\$237,722	\$304,644	+ 28.2%	\$247,808	\$297,045	+ 19.9%
Percent of Original List Price Received*	97.3%	100.7%	+ 3.5%	98.5%	100.6%	+ 2.1%
Inventory of Homes for Sale	15	4	- 73.3%	—	—	—
Months Supply of Inventory	1.5	0.4	- 73.3%	—	—	—

* 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.

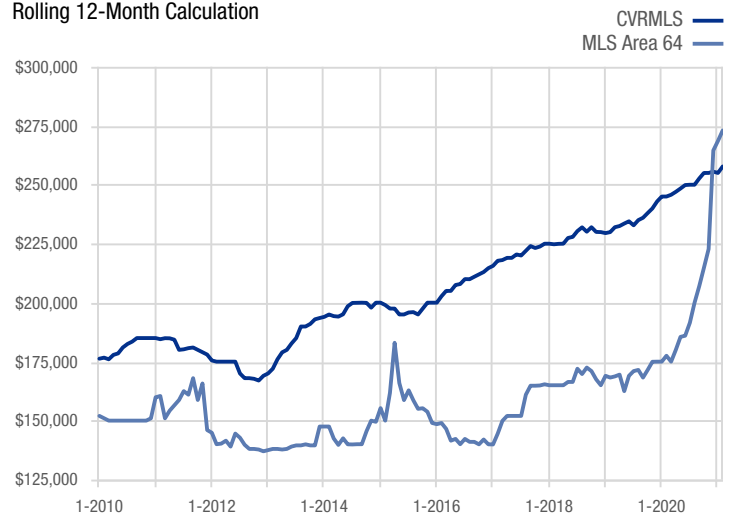
Median Sales Price - Single-Family

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.