

Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

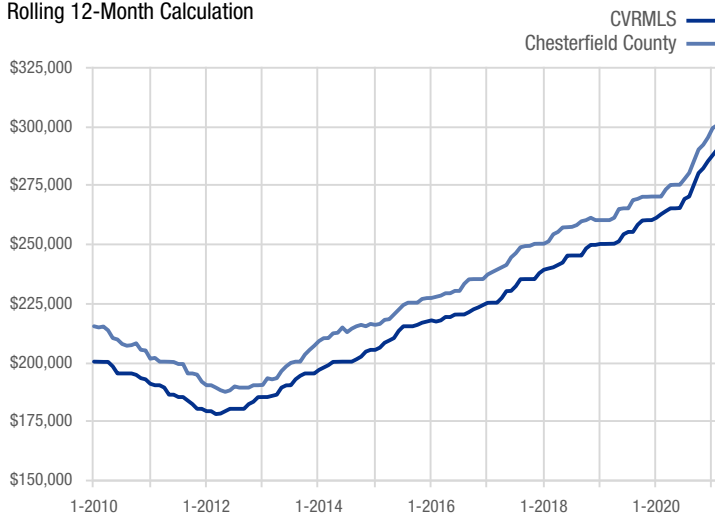
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	590	446	- 24.4%	1,220	960	- 21.3%
Pending Sales	517	492	- 4.8%	984	994	+ 1.0%
Closed Sales	342	405	+ 18.4%	653	811	+ 24.2%
Days on Market Until Sale	44	18	- 59.1%	47	18	- 61.7%
Median Sales Price*	\$257,000	\$325,000	+ 26.5%	\$262,250	\$318,000	+ 21.3%
Average Sales Price*	\$292,271	\$347,383	+ 18.9%	\$295,173	\$343,767	+ 16.5%
Percent of Original List Price Received*	98.6%	102.2%	+ 3.7%	98.1%	101.9%	+ 3.9%
Inventory of Homes for Sale	886	301	- 66.0%	—	—	—
Months Supply of Inventory	1.7	0.5	- 70.6%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	70	82	+ 17.1%	171	182	+ 6.4%
Pending Sales	64	80	+ 25.0%	131	157	+ 19.8%
Closed Sales	52	51	- 1.9%	104	97	- 6.7%
Days on Market Until Sale	30	25	- 16.7%	34	24	- 29.4%
Median Sales Price*	\$252,880	\$289,905	+ 14.6%	\$263,385	\$280,965	+ 6.7%
Average Sales Price*	\$254,652	\$295,544	+ 16.1%	\$265,705	\$280,544	+ 5.6%
Percent of Original List Price Received*	100.0%	102.8%	+ 2.8%	100.1%	101.6%	+ 1.5%
Inventory of Homes for Sale	151	88	- 41.7%	—	—	—
Months Supply of Inventory	2.3	1.1	- 52.2%	—	—	—

* 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.

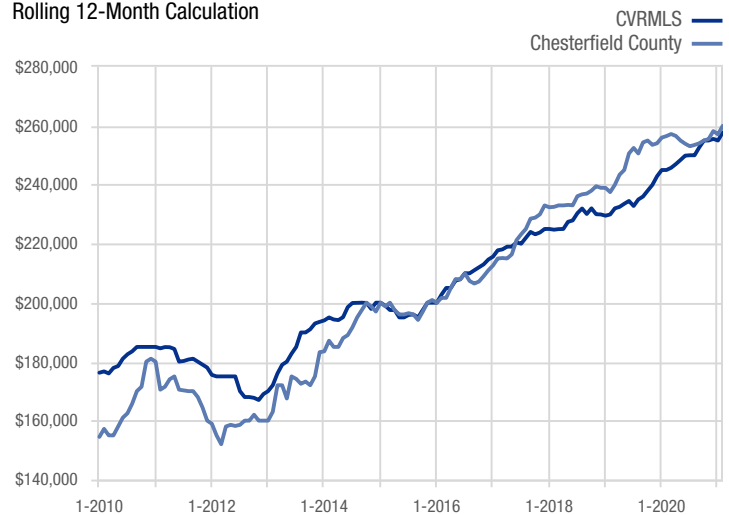
Median Sales Price - Single-Family

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.