

Local Market Update – April 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

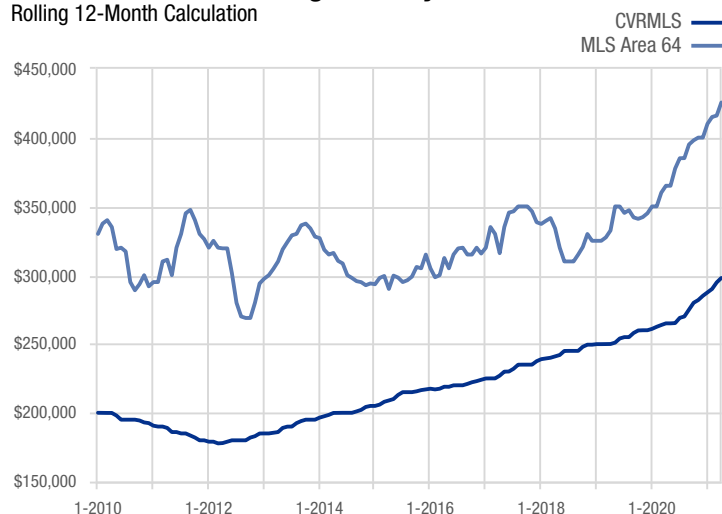
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	78	79	+ 1.3%	279	231	- 17.2%
Pending Sales	54	83	+ 53.7%	212	225	+ 6.1%
Closed Sales	48	56	+ 16.7%	177	192	+ 8.5%
Days on Market Until Sale	12	15	+ 25.0%	34	21	- 38.2%
Median Sales Price*	\$360,000	\$522,500	+ 45.1%	\$395,000	\$487,550	+ 23.4%
Average Sales Price*	\$393,503	\$500,694	+ 27.2%	\$416,340	\$487,687	+ 17.1%
Percent of Original List Price Received*	99.7%	106.1%	+ 6.4%	98.6%	103.1%	+ 4.6%
Inventory of Homes for Sale	109	31	- 71.6%	—	—	—
Months Supply of Inventory	2.0	0.5	- 75.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	6	8	+ 33.3%	44	24	- 45.5%
Pending Sales	4	4	0.0%	34	20	- 41.2%
Closed Sales	9	7	- 22.2%	36	31	- 13.9%
Days on Market Until Sale	28	14	- 50.0%	27	15	- 44.4%
Median Sales Price*	\$185,000	\$231,000	+ 24.9%	\$197,475	\$320,000	+ 62.0%
Average Sales Price*	\$231,238	\$292,932	+ 26.7%	\$234,043	\$312,282	+ 33.4%
Percent of Original List Price Received*	99.2%	106.5%	+ 7.4%	99.0%	103.7%	+ 4.7%
Inventory of Homes for Sale	16	7	- 56.3%	—	—	—
Months Supply of Inventory	1.6	0.8	- 50.0%	—	—	—

* 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.

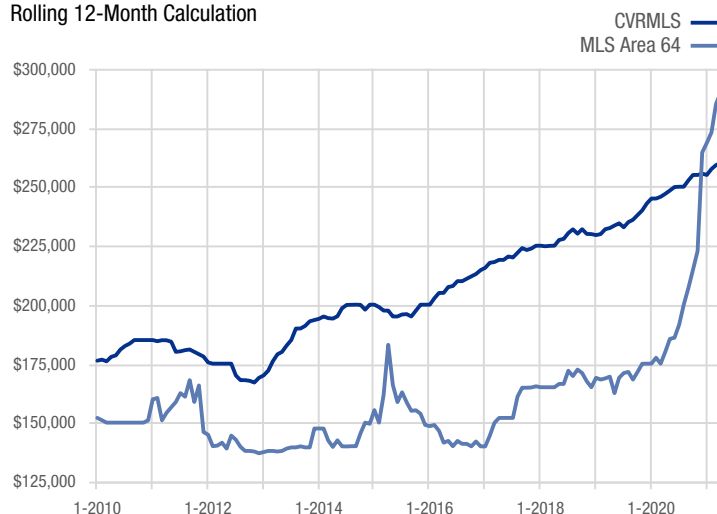
Median Sales Price - Single-Family

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.