

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

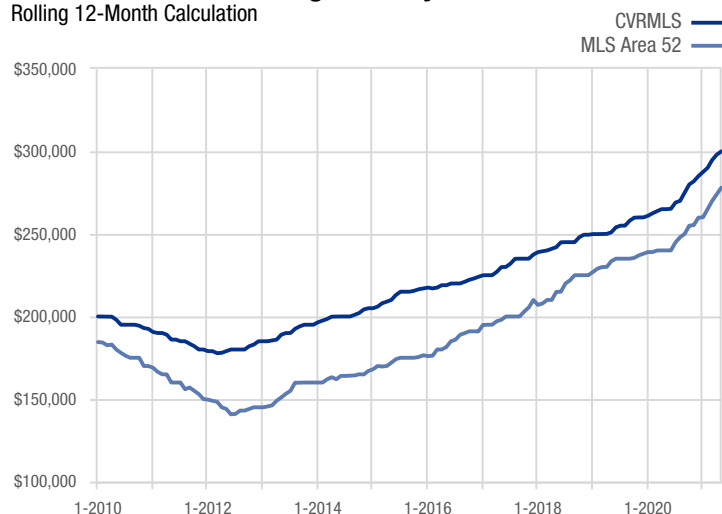
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	162	189	+ 16.7%	839	850	+ 1.3%
Pending Sales	155	203	+ 31.0%	706	778	+ 10.2%
Closed Sales	117	175	+ 49.6%	543	714	+ 31.5%
Days on Market Until Sale	24	13	- 45.8%	31	14	- 54.8%
Median Sales Price*	\$237,500	\$293,550	+ 23.6%	\$240,000	\$293,550	+ 22.3%
Average Sales Price*	\$246,874	\$307,333	+ 24.5%	\$247,025	\$299,228	+ 21.1%
Percent of Original List Price Received*	100.5%	104.8%	+ 4.3%	99.4%	103.1%	+ 3.7%
Inventory of Homes for Sale	192	103	- 46.4%	—	—	—
Months Supply of Inventory	1.5	0.7	- 53.3%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	31	9	- 71.0%	102	54	- 47.1%
Pending Sales	22	14	- 36.4%	70	62	- 11.4%
Closed Sales	12	15	+ 25.0%	50	51	+ 2.0%
Days on Market Until Sale	19	23	+ 21.1%	29	24	- 17.2%
Median Sales Price*	\$242,463	\$279,148	+ 15.1%	\$236,250	\$261,000	+ 10.5%
Average Sales Price*	\$217,670	\$262,037	+ 20.4%	\$227,018	\$255,275	+ 12.4%
Percent of Original List Price Received*	102.7%	105.1%	+ 2.3%	101.1%	102.9%	+ 1.8%
Inventory of Homes for Sale	31	4	- 87.1%	—	—	—
Months Supply of Inventory	2.2	0.3	- 86.4%	—	—	—

* 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.

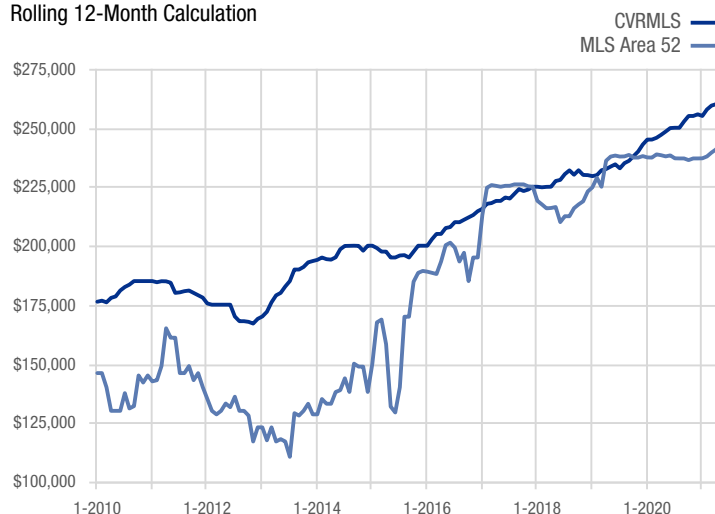
Median Sales Price - Single-Family

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.