

# Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 54

54-Chesterfield

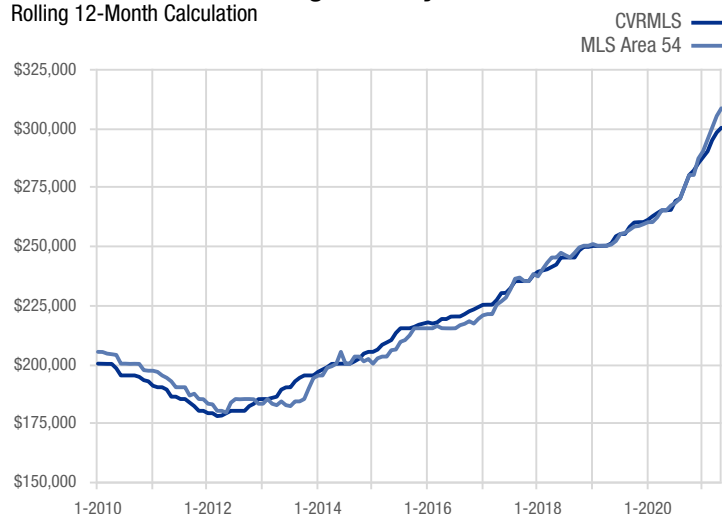
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	195	239	+ 22.6%	1,017	989	- 2.8%
Pending Sales	205	271	+ 32.2%	847	958	+ 13.1%
Closed Sales	144	191	+ 32.6%	677	801	+ 18.3%
Days on Market Until Sale	25	8	- 68.0%	38	16	- 57.9%
Median Sales Price*	\$287,500	\$312,750	+ 8.8%	\$267,525	\$325,000	+ 21.5%
Average Sales Price*	\$305,776	\$331,192	+ 8.3%	\$289,013	\$341,999	+ 18.3%
Percent of Original List Price Received*	100.6%	105.3%	+ 4.7%	99.5%	103.7%	+ 4.2%
Inventory of Homes for Sale	288	106	- 63.2%	—	—	—
Months Supply of Inventory	1.8	0.5	- 72.2%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	15	13	- 13.3%	88	105	+ 19.3%
Pending Sales	18	19	+ 5.6%	80	107	+ 33.8%
Closed Sales	8	21	+ 162.5%	46	82	+ 78.3%
Days on Market Until Sale	69	51	- 26.1%	57	33	- 42.1%
Median Sales Price*	\$204,475	\$284,980	+ 39.4%	\$239,000	\$266,300	+ 11.4%
Average Sales Price*	\$205,388	\$275,629	+ 34.2%	\$230,267	\$268,509	+ 16.6%
Percent of Original List Price Received*	99.6%	105.0%	+ 5.4%	99.9%	105.1%	+ 5.2%
Inventory of Homes for Sale	35	10	- 71.4%	—	—	—
Months Supply of Inventory	2.7	0.5	- 81.5%	—	—	—

\* 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.

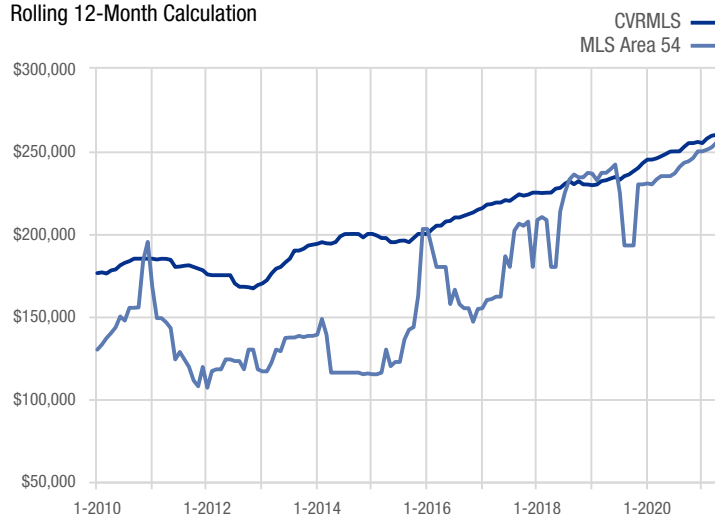
### Median Sales Price - Single-Family

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.