

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

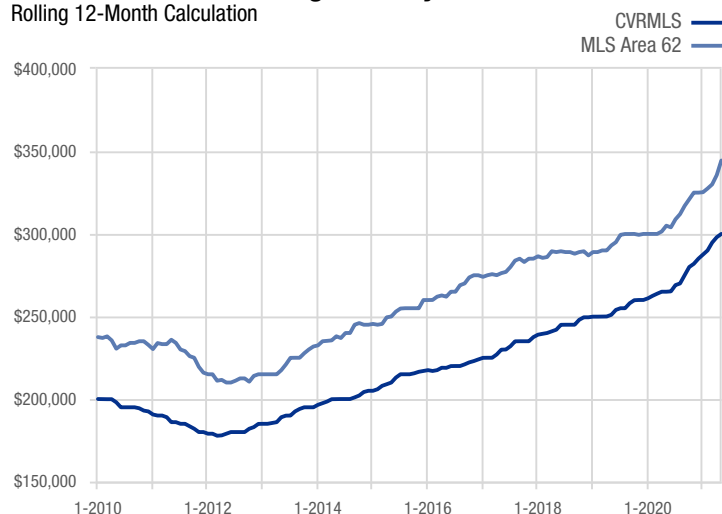
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	205	211	+ 2.9%	1,047	995	- 5.0%
Pending Sales	207	214	+ 3.4%	866	954	+ 10.2%
Closed Sales	180	192	+ 6.7%	680	790	+ 16.2%
Days on Market Until Sale	22	9	- 59.1%	34	16	- 52.9%
Median Sales Price*	\$319,385	\$385,000	+ 20.5%	\$305,000	\$360,000	+ 18.0%
Average Sales Price*	\$336,063	\$415,591	+ 23.7%	\$335,659	\$393,140	+ 17.1%
Percent of Original List Price Received*	99.5%	106.0%	+ 6.5%	99.0%	104.2%	+ 5.3%
Inventory of Homes for Sale	296	106	- 64.2%	—	—	—
Months Supply of Inventory	1.8	0.6	- 66.7%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	34	37	+ 8.8%	196	247	+ 26.0%
Pending Sales	28	39	+ 39.3%	138	215	+ 55.8%
Closed Sales	27	37	+ 37.0%	132	144	+ 9.1%
Days on Market Until Sale	31	23	- 25.8%	35	25	- 28.6%
Median Sales Price*	\$296,849	\$300,000	+ 1.1%	\$287,642	\$300,020	+ 4.3%
Average Sales Price*	\$271,580	\$291,186	+ 7.2%	\$283,955	\$303,136	+ 6.8%
Percent of Original List Price Received*	99.3%	104.1%	+ 4.8%	99.7%	103.0%	+ 3.3%
Inventory of Homes for Sale	77	44	- 42.9%	—	—	—
Months Supply of Inventory	2.8	1.1	- 60.7%	—	—	—

* 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.

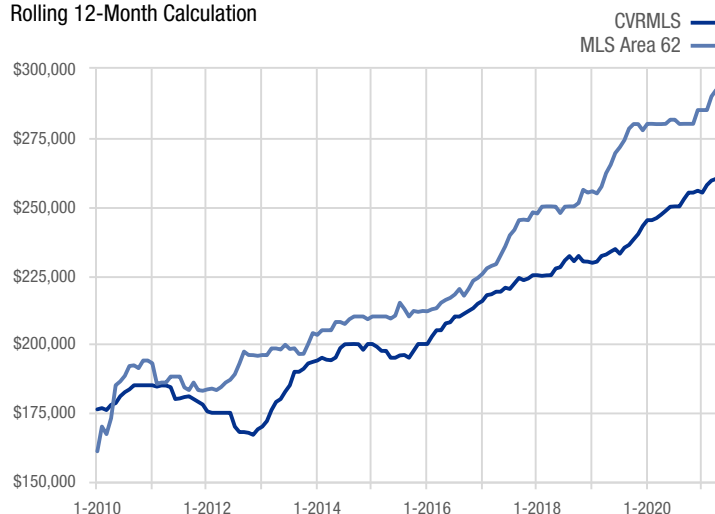
Median Sales Price - Single-Family

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.