

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

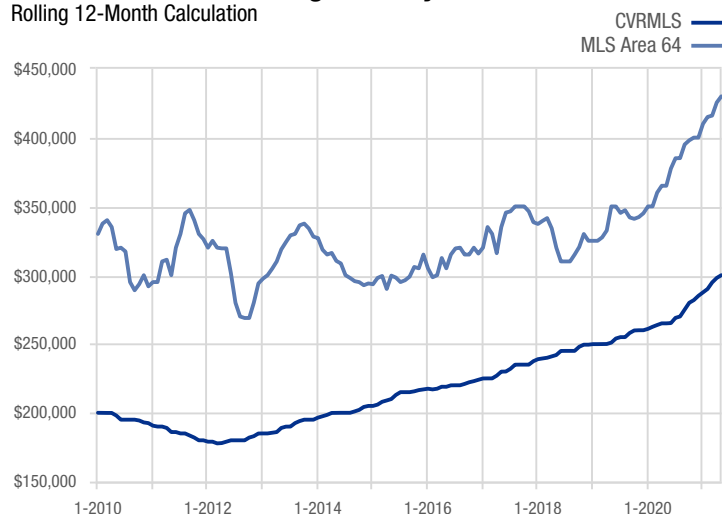
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	74	65	- 12.2%	353	300	- 15.0%
Pending Sales	68	73	+ 7.4%	280	296	+ 5.7%
Closed Sales	62	65	+ 4.8%	239	257	+ 7.5%
Days on Market Until Sale	23	8	- 65.2%	31	18	- 41.9%
Median Sales Price*	\$410,000	\$440,750	+ 7.5%	\$395,000	\$485,050	+ 22.8%
Average Sales Price*	\$417,052	\$510,192	+ 22.3%	\$416,526	\$493,358	+ 18.4%
Percent of Original List Price Received*	99.7%	107.4%	+ 7.7%	98.9%	104.2%	+ 5.4%
Inventory of Homes for Sale	101	26	- 74.3%	—	—	—
Months Supply of Inventory	1.9	0.5	- 73.7%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	18	8	- 55.6%	62	32	- 48.4%
Pending Sales	16	11	- 31.3%	50	30	- 40.0%
Closed Sales	7	6	- 14.3%	43	37	- 14.0%
Days on Market Until Sale	40	8	- 80.0%	29	14	- 51.7%
Median Sales Price*	\$341,237	\$184,000	- 46.1%	\$218,750	\$310,000	+ 41.7%
Average Sales Price*	\$334,369	\$220,492	- 34.1%	\$249,092	\$297,397	+ 19.4%
Percent of Original List Price Received*	103.9%	101.7%	- 2.1%	99.7%	103.4%	+ 3.7%
Inventory of Homes for Sale	16	4	- 75.0%	—	—	—
Months Supply of Inventory	1.6	0.5	- 68.8%	—	—	—

* 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.

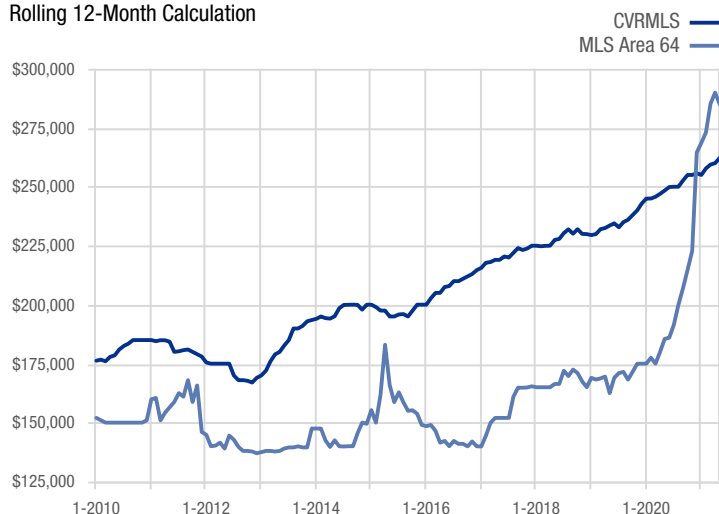
Median Sales Price - Single-Family

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.