

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

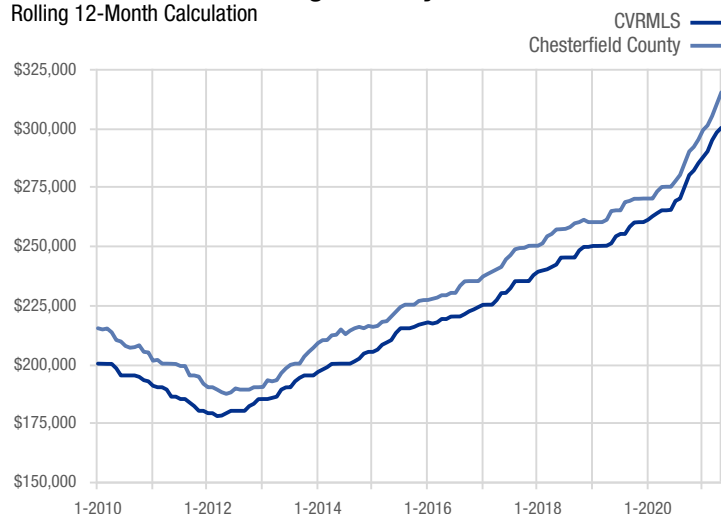
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	636	704	+ 10.7%	3,256	3,134	- 3.7%
Pending Sales	635	761	+ 19.8%	2,699	2,986	+ 10.6%
Closed Sales	503	623	+ 23.9%	2,139	2,562	+ 19.8%
Days on Market Until Sale	24	10	- 58.3%	34	16	- 52.9%
Median Sales Price*	\$289,000	\$330,000	+ 14.2%	\$275,000	\$327,750	+ 19.2%
Average Sales Price*	\$316,590	\$369,258	+ 16.6%	\$307,210	\$361,033	+ 17.5%
Percent of Original List Price Received*	100.1%	105.6%	+ 5.5%	99.3%	103.7%	+ 4.4%
Inventory of Homes for Sale	877	341	- 61.1%	—	—	—
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	98	67	- 31.6%	448	438	- 2.2%
Pending Sales	84	83	- 1.2%	338	414	+ 22.5%
Closed Sales	54	79	+ 46.3%	271	314	+ 15.9%
Days on Market Until Sale	35	29	- 17.1%	37	25	- 32.4%
Median Sales Price*	\$253,835	\$289,515	+ 14.1%	\$256,250	\$287,348	+ 12.1%
Average Sales Price*	\$256,491	\$276,135	+ 7.7%	\$258,927	\$285,924	+ 10.4%
Percent of Original List Price Received*	100.6%	104.3%	+ 3.7%	100.0%	103.6%	+ 3.6%
Inventory of Homes for Sale	159	62	- 61.0%	—	—	—
Months Supply of Inventory	2.5	0.7	- 72.0%	—	—	—

* 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.

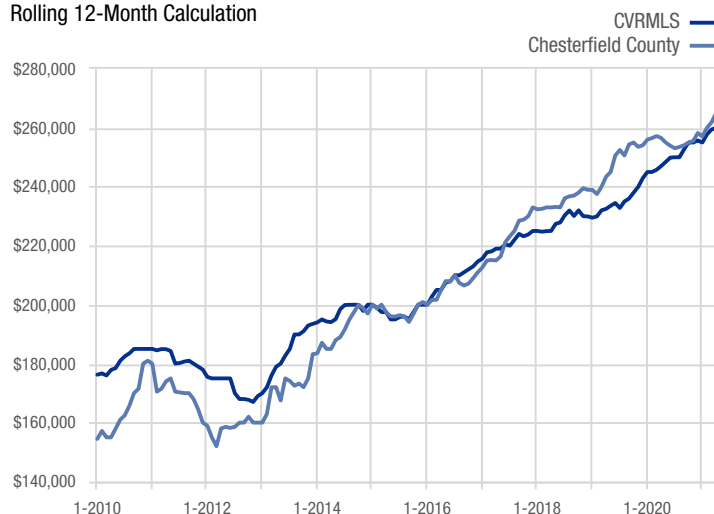
Median Sales Price - Single-Family

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.