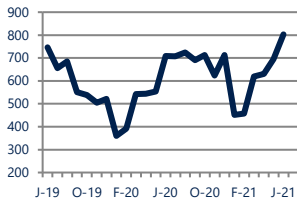




Focus On: **Chesterfield County Housing Market**

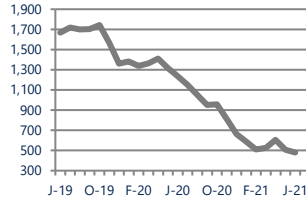
June 2021

Units Sold
803



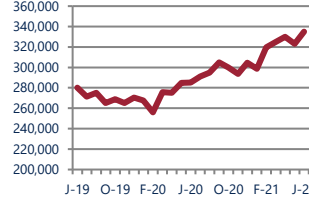
Up 13%
Vs. Year Ago

Active Inventory
480



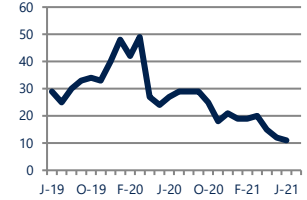
Down -61%
Vs. Year Ago

Median Sale Price
\$335,000



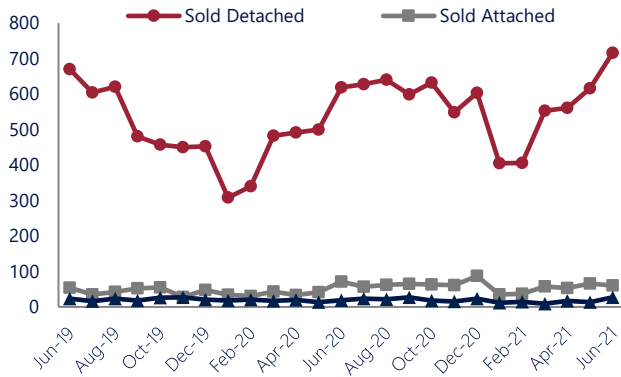
Up 17%
Vs. Year Ago

Days On Market
11



Down -59%
Vs. Year Ago

Units Sold*



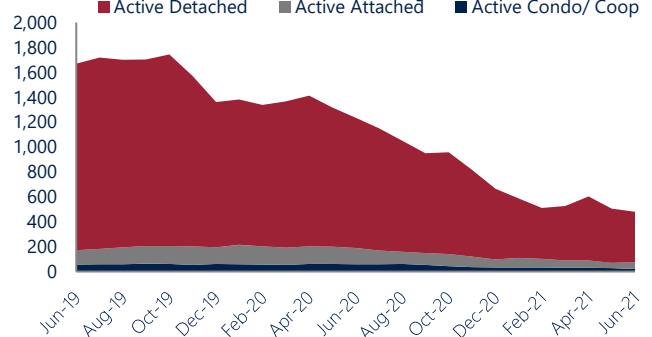
Units Sold

There was an increase in total units sold in June, with 803 sold this month in Chesterfield County versus 695 last month, an increase of 16%. This month's total units sold was higher than at this time last year, an increase of 13% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 756 units or 61%. The total number of active inventory this June was 480 compared to 1,236 in June 2020. This month's total of 480 is lower than the previous month's total supply of available inventory of 506, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Chesterfield County Homes was \$285,145. This June, the median sale price was \$335,000, an increase of 17% or \$49,855 compared to last year. The current median sold price is 4% higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



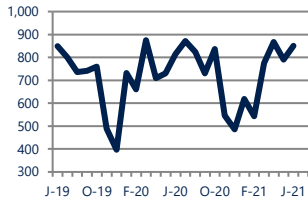
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.





New Listings

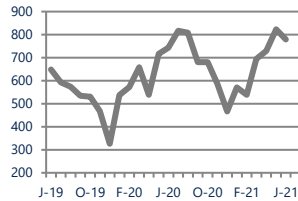
850



Up 4%
Vs. Year Ago

Current Contracts

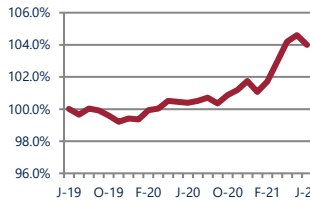
779



Up 5%
Vs. Year Ago

Sold Vs. List Price

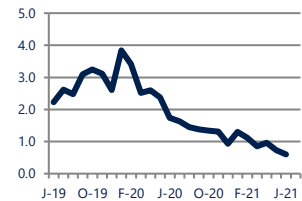
104.0%



Up 3.6%
Vs. Year Ago

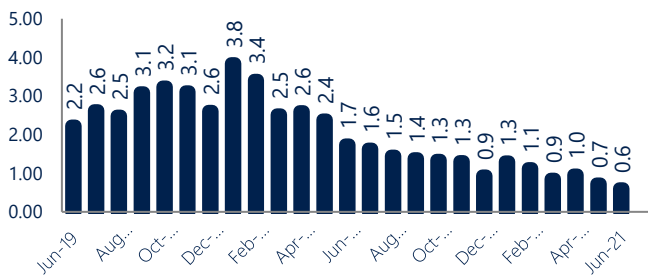
Months of Supply

0.6



Down -66%
Vs. Year Ago

Months Of Supply



Months of Supply

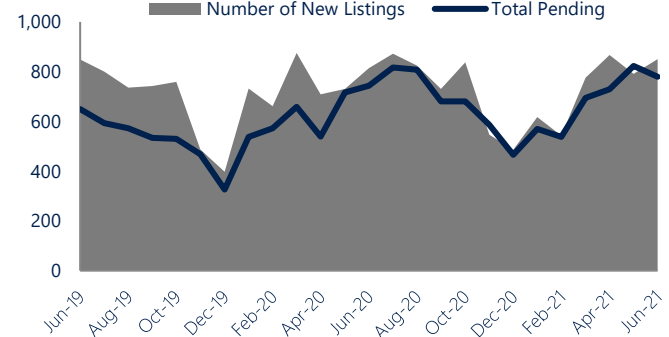
In June, there was 0.6 months of supply available in Chesterfield County, compared to 1.7 in June 2020. That is a decrease of 66% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

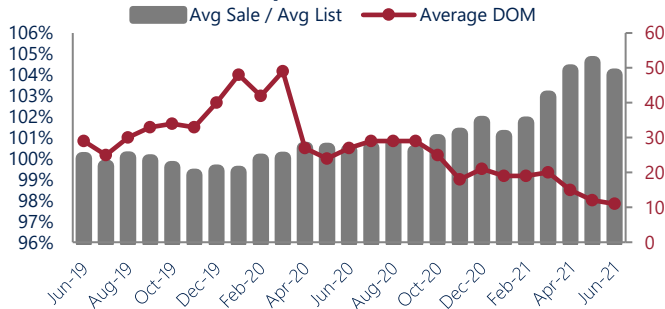
New Listings & Current Contracts

This month there were 850 homes newly listed for sale in Chesterfield County compared to 814 in June 2020, an increase of 4%. There were 779 current contracts pending sale this June compared to 743 a year ago. The number of current contracts is 5% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Chesterfield County was 104.0% of the average list price, which is 3.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 27, a decrease of 59%.



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