



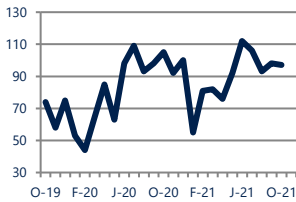
## Focus On: Chester Housing Market

October 2021

Zip Code(s): 23831 and 23836

### Units Sold

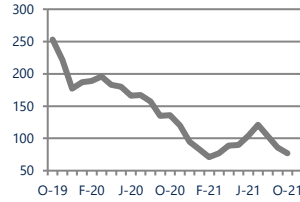
97



**Down -8%**  
Vs. Year Ago

### Active Inventory

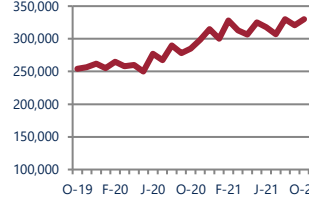
77



**Down -43%**  
Vs. Year Ago

### Median Sale Price

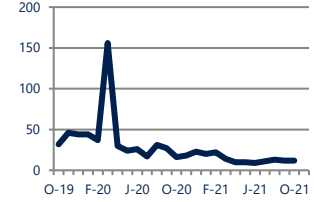
\$330,000



**Up 16%**  
Vs. Year Ago

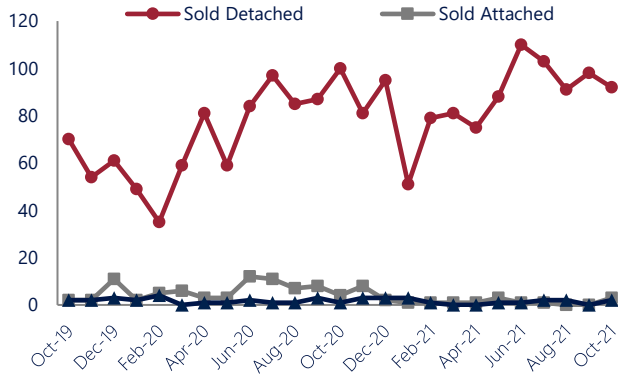
### Days On Market

12



**Down -25%**  
Vs. Year Ago

### Units Sold\*



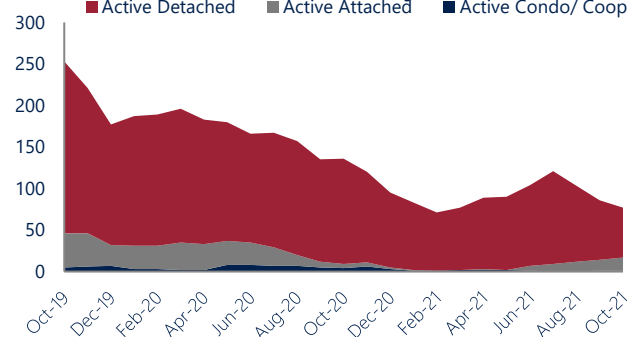
### Units Sold

There was a decrease in total units sold in October, with 97 sold this month in Chester versus 98 last month, a decrease of 1%. This month's total units sold was lower than at this time last year, a decrease of 8% versus October 2020.

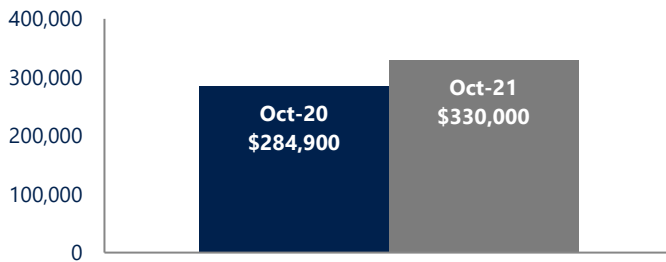
### Active Inventory

Versus last year, the total number of homes available this month is lower by 59 units or 43%. The total number of active inventory this October was 77 compared to 136 in October 2020. This month's total of 77 is lower than the previous month's total supply of available inventory of 86, a decrease of 10%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Chester Homes was \$284,900. This October, the median sale price was \$330,000, an increase of 16% or \$45,100 compared to last year. The current median sold price is 3% higher than in September.

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

Chester are defined as properties listed in zip code/s 23831 and 23836.

\*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.





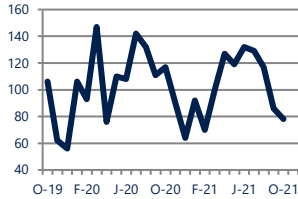
## Focus On: Chester Housing Market

October 2021

Zip Code(s): 23831 and 23836

### New Listings

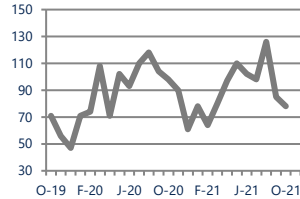
78



Down -33%  
Vs. Year Ago

### Current Contracts

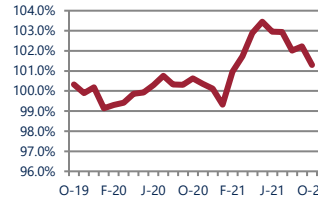
78



Down -20%  
Vs. Year Ago

### Sold Vs. List Price

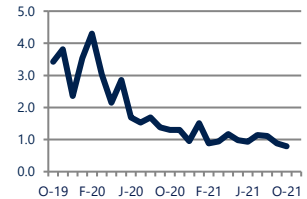
101.3%



Up 0.7%  
Vs. Year Ago

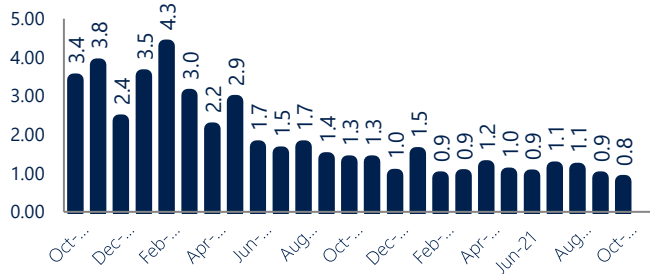
### Months of Supply

0.8



Down -39%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

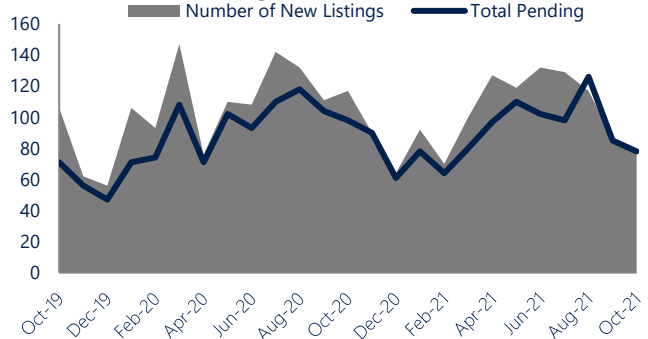
This month there were 78 homes newly listed for sale in Chester compared to 117 in October 2020, a decrease of 33%. There were 78 current contracts pending sale this October compared to 98 a year ago. The number of current contracts is 20% lower than last October.

### Months of Supply

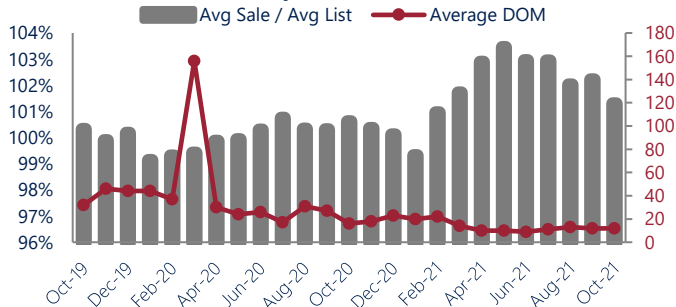
In October, there was 0.8 months of supply available in Chester, compared to 1.3 in October 2020. That is a decrease of 39% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Chester was 101.3% of the average list price, which is 0.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 16, a decrease of 25%.



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