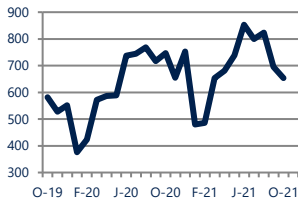




**Units Sold**

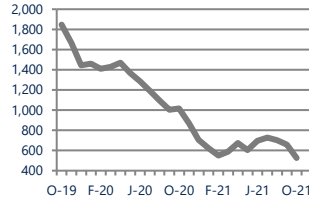
**654**



**Down -12%**  
Vs. Year Ago

**Active Inventory**

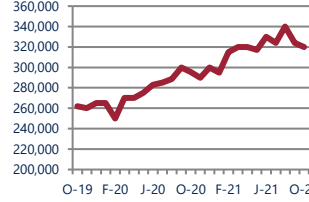
**526**



**Down -48%**  
Vs. Year Ago

**Median Sale Price**

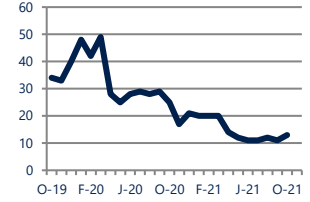
**\$320,000**



**Up 8%**  
Vs. Year Ago

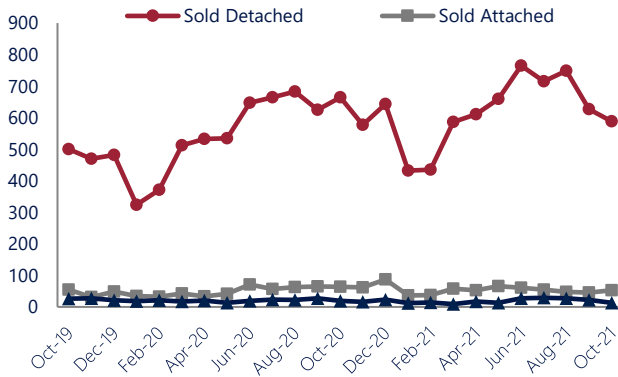
**Days On Market**

**13**



**Down -48%**  
Vs. Year Ago

**Units Sold\***



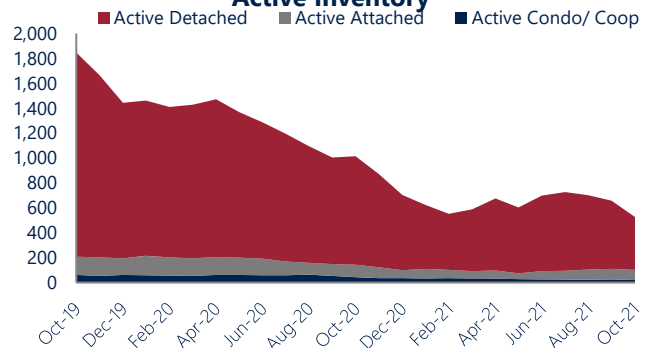
**Units Sold**

There was a decrease in total units sold in October, with 654 sold this month in Chesterfield County and Colonial Heights City versus 695 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 12% versus October 2020.

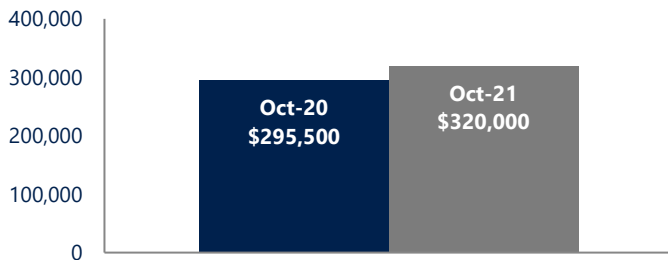
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 489 units or 48%. The total number of active inventory this October was 526 compared to 1,015 in October 2020. This month's total of 526 is lower than the previous month's total supply of available inventory of 657, a decrease of 20%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last October, the median sale price for Chesterfield County and Colonial Heights City Homes was \$295,500. This October, the median sale price was \$320,000, an increase of 8% or \$24,500 compared to last year. The current median sold price is 1% lower 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.



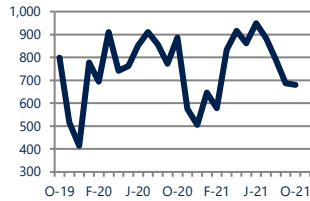
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and 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

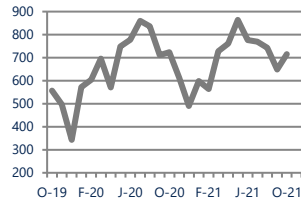
680



Down -23%  
Vs. Year Ago

### Current Contracts

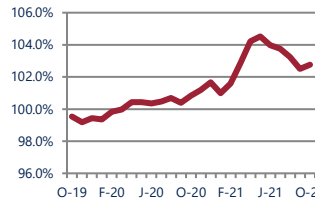
715



Down -1%  
Vs. Year Ago

### Sold Vs. List Price

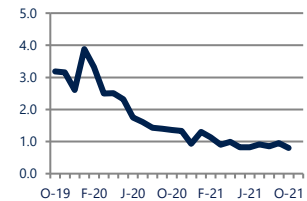
102.8%



Up 1.9%  
Vs. Year Ago

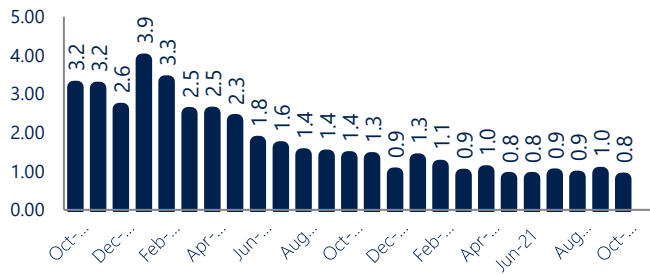
### Months of Supply

0.8



Down -41%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

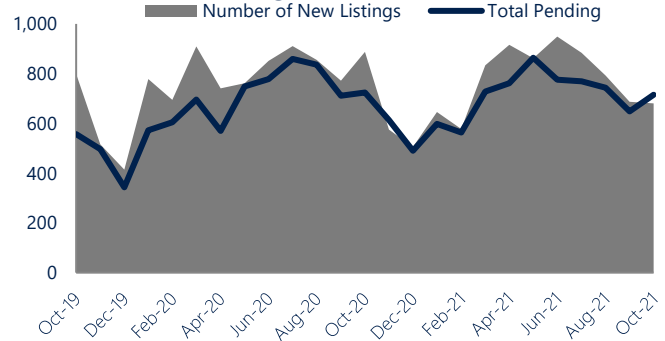
In October, there was 0.8 months of supply available in Chesterfield County and Colonial Heights City, compared to 1.4 in October 2020. That is a decrease of 41% versus a year ago.

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.

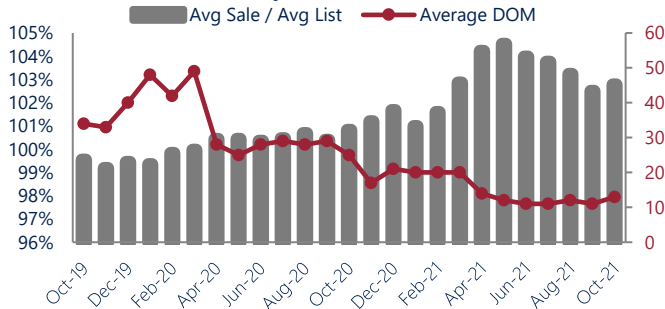
### New Listings & Current Contracts

This month there were 680 homes newly listed for sale in Chesterfield County and Colonial Heights City compared to 887 in October 2020, a decrease of 23%. There were 715 current contracts pending sale this October compared to 724 a year ago. The number of current contracts is 1% lower than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Chesterfield County and Colonial Heights City was 102.8% of the average list price, which is 2.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 25, a decrease of 48%.



\*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.

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