Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 62

62-Chesterfield

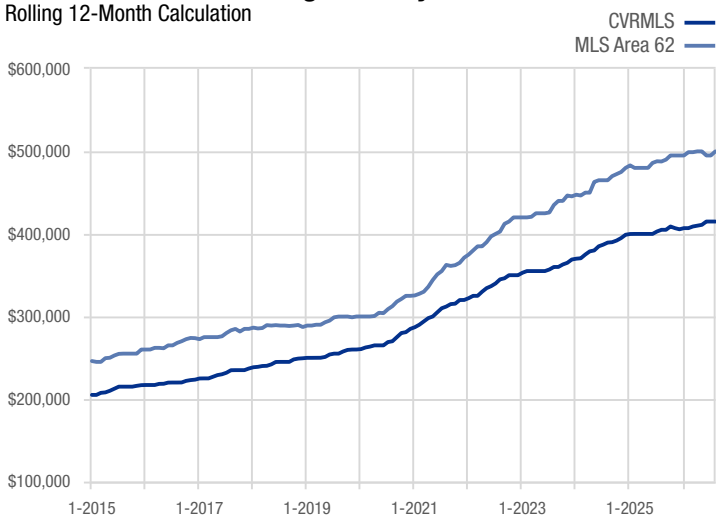
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	136	**143**	+ 5.1%	1,347	**1,399**	+ 3.9%
Pending Sales	108	**123**	+ 13.9%	1,087	**1,125**	+ 3.5%
Closed Sales	127	**131**	+ 3.1%	1,023	**1,088**	+ 6.4%
Days on Market Until Sale	20	**25**	+ 25.0%	25	**25**	0.0%
Median Sales Price*	$479,000	**$500,000**	+ 4.4%	$492,500	**$499,925**	+ 1.5%
Average Sales Price*	$552,624	**$559,813**	+ 1.3%	$555,256	**$555,681**	+ 0.1%
Percent of Original List Price Received*	99.3%	**100.1%**	+ 0.8%	100.6%	**100.7%**	+ 0.1%
Inventory of Homes for Sale	229	**238**	+ 3.9%	—	—	—
Months Supply of Inventory	1.8	**1.8**	0.0%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	61	**73**	+ 19.7%	462	**535**	+ 15.8%
Pending Sales	37	**48**	+ 29.7%	315	**352**	+ 11.7%
Closed Sales	60	**45**	- 25.0%	325	**312**	- 4.0%
Days on Market Until Sale	24	**57**	+ 137.5%	38	**44**	+ 15.8%
Median Sales Price*	$381,178	**$405,000**	+ 6.2%	$414,010	**$405,000**	- 2.2%
Average Sales Price*	$386,853	**$403,539**	+ 4.3%	$399,388	**$411,313**	+ 3.0%
Percent of Original List Price Received*	99.1%	**97.4%**	- 1.7%	99.1%	**98.0%**	- 1.1%
Inventory of Homes for Sale	126	**150**	+ 19.0%	—	—	—
Months Supply of Inventory	3.3	**3.7**	+ 12.1%	—	—	—

* 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.

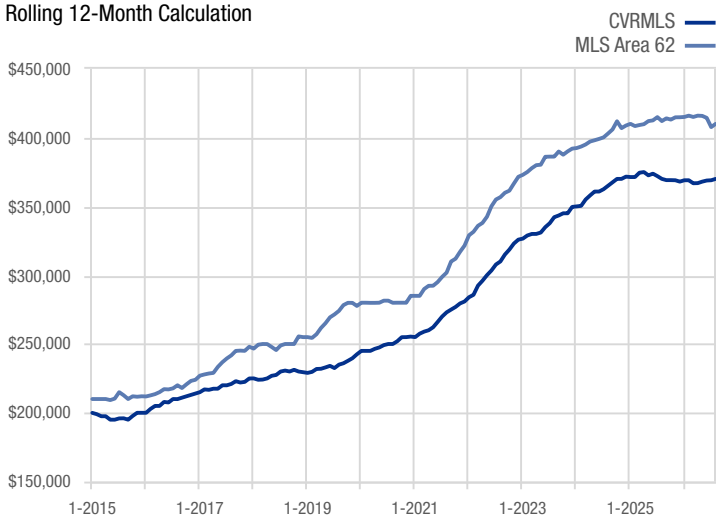
Median Sales Price - Single-Family

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.

Current as of September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.