Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 64

64-Chesterfield

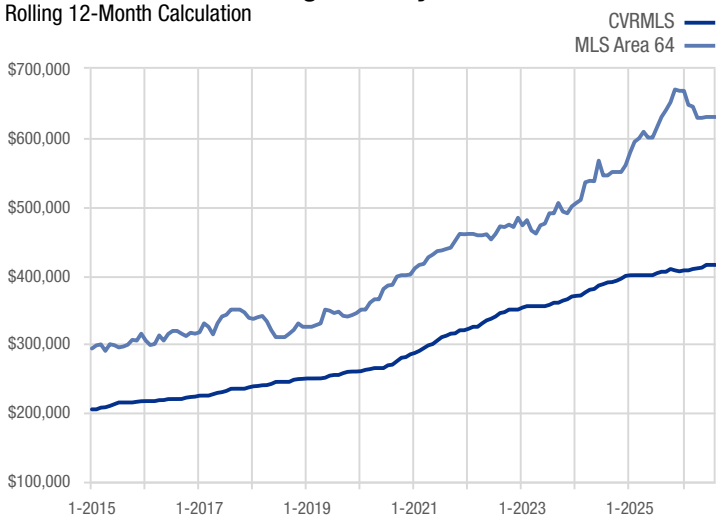
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	42	**29**	- 31.0%	367	**331**	- 9.8%
Pending Sales	39	**27**	- 30.8%	315	**287**	- 8.9%
Closed Sales	37	**33**	- 10.8%	297	**283**	- 4.7%
Days on Market Until Sale	16	**21**	+ 31.3%	18	**15**	- 16.7%
Median Sales Price*	$755,000	**$705,000**	- 6.6%	$656,250	**$602,000**	- 8.3%
Average Sales Price*	$765,705	**$694,070**	- 9.4%	$706,222	**$687,248**	- 2.7%
Percent of Original List Price Received*	100.6%	**102.4%**	+ 1.8%	100.5%	**102.2%**	+ 1.7%
Inventory of Homes for Sale	42	**40**	- 4.8%	—	**—**	—
Months Supply of Inventory	1.2	**1.1**	- 8.3%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	9	**18**	+ 100.0%	76	**146**	+ 92.1%
Pending Sales	8	**13**	+ 62.5%	57	**77**	+ 35.1%
Closed Sales	10	**10**	0.0%	57	**59**	+ 3.5%
Days on Market Until Sale	18	**52**	+ 188.9%	17	**23**	+ 35.3%
Median Sales Price*	$354,000	**$328,775**	- 7.1%	$324,950	**$340,000**	+ 4.6%
Average Sales Price*	$364,093	**$372,261**	+ 2.2%	$342,482	**$380,449**	+ 11.1%
Percent of Original List Price Received*	99.5%	**94.8%**	- 4.7%	98.9%	**98.7%**	- 0.2%
Inventory of Homes for Sale	13	**40**	+ 207.7%	—	**—**	—
Months Supply of Inventory	1.7	**4.4**	+ 158.8%	—	**—**	—

* 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.

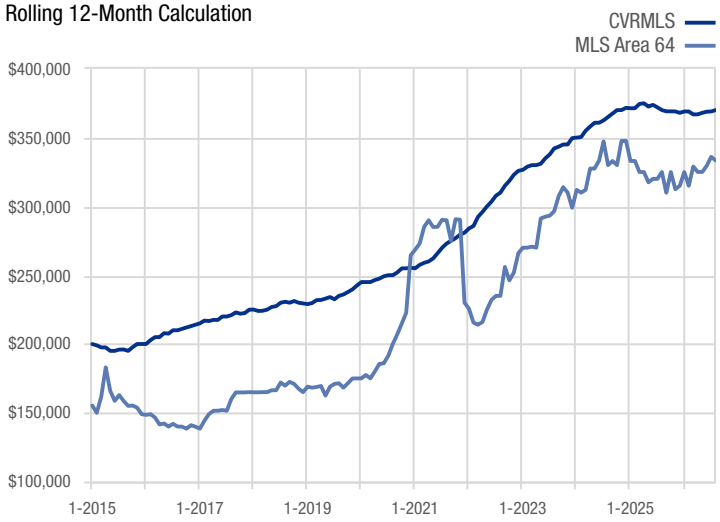
Median Sales Price - Single-Family

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.