Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 52

52-Chesterfield

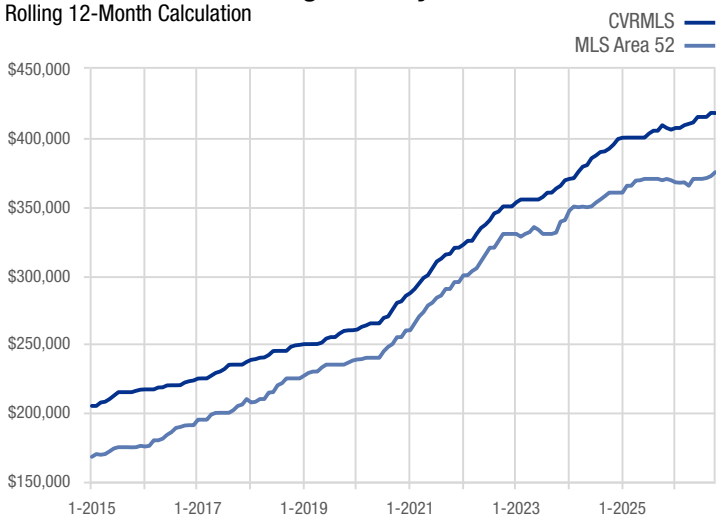
Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	133	**106**	- 20.3%	1,196	**1,194**	- 0.2%
Pending Sales	109	**82**	- 24.8%	963	**893**	- 7.3%
Closed Sales	101	**80**	- 20.8%	939	**873**	- 7.0%
Days on Market Until Sale	26	**27**	+ 3.8%	31	**25**	- 19.4%
Median Sales Price*	$357,500	**$355,900**	- 0.4%	$370,550	**$375,000**	+ 1.2%
Average Sales Price*	$369,002	**$369,329**	+ 0.1%	$385,970	**$390,289**	+ 1.1%
Percent of Original List Price Received*	98.5%	**97.9%**	- 0.6%	99.2%	**99.1%**	- 0.1%
Inventory of Homes for Sale	192	**197**	+ 2.6%	—	—	—
Months Supply of Inventory	2.1	**2.3**	+ 9.5%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	10	**6**	- 40.0%	123	**139**	+ 13.0%
Pending Sales	11	**5**	- 54.5%	96	**95**	- 1.0%
Closed Sales	10	**4**	- 60.0%	90	**96**	+ 6.7%
Days on Market Until Sale	32	**38**	+ 18.8%	32	**24**	- 25.0%
Median Sales Price*	$288,000	**$329,250**	+ 14.3%	$334,000	**$344,995**	+ 3.3%
Average Sales Price*	$275,816	**$317,638**	+ 15.2%	$315,107	**$322,624**	+ 2.4%
Percent of Original List Price Received*	97.5%	**96.1%**	- 1.4%	98.6%	**98.5%**	- 0.1%
Inventory of Homes for Sale	23	**17**	- 26.1%	—	—	—
Months Supply of Inventory	2.5	**1.9**	- 24.0%	—	—	—

* 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.

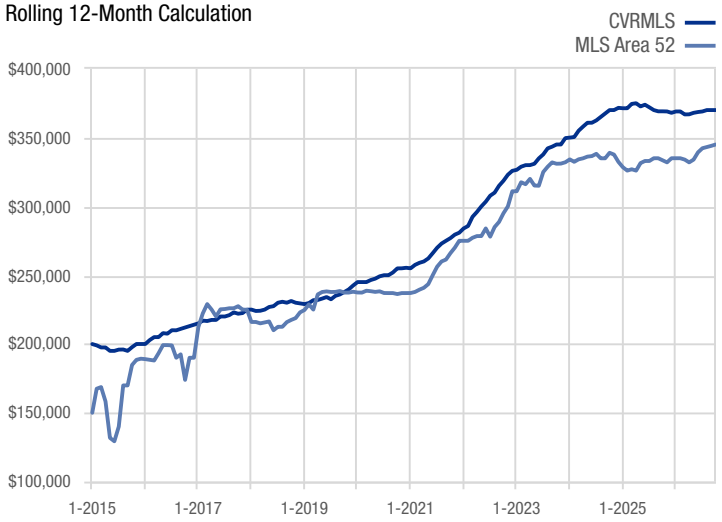
Median Sales Price - Single-Family

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 November 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.