Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 54

54-Chesterfield

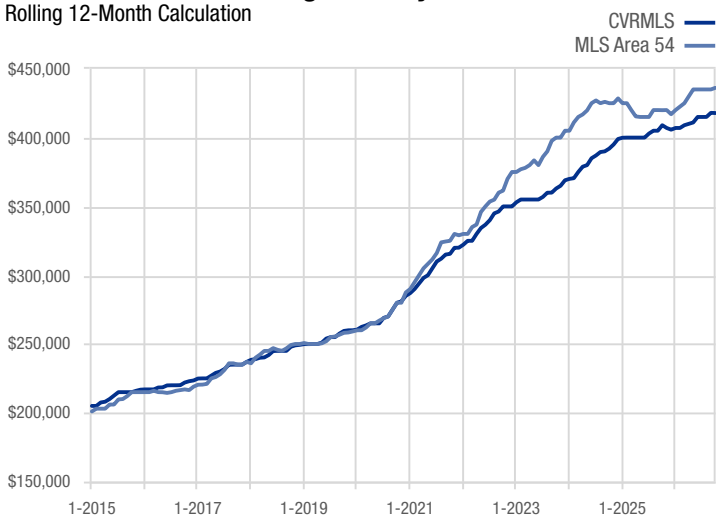
Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	167	**148**	- 11.4%	1,583	**1,607**	+ 1.5%
Pending Sales	125	**104**	- 16.8%	1,173	**1,156**	- 1.4%
Closed Sales	118	**92**	- 22.0%	1,132	**1,178**	+ 4.1%
Days on Market Until Sale	28	**31**	+ 10.7%	27	**30**	+ 11.1%
Median Sales Price*	$409,500	**$424,950**	+ 3.8%	$415,000	**$448,600**	+ 8.1%
Average Sales Price*	$438,780	**$446,738**	+ 1.8%	$459,040	**$475,885**	+ 3.7%
Percent of Original List Price Received*	98.4%	**97.2%**	- 1.2%	99.6%	**99.4%**	- 0.2%
Inventory of Homes for Sale	278	**311**	+ 11.9%	—	—	—
Months Supply of Inventory	2.4	**2.8**	+ 16.7%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	31	**38**	+ 22.6%	300	**325**	+ 8.3%
Pending Sales	18	**24**	+ 33.3%	188	**232**	+ 23.4%
Closed Sales	16	**21**	+ 31.3%	186	**208**	+ 11.8%
Days on Market Until Sale	85	**44**	- 48.2%	54	**69**	+ 27.8%
Median Sales Price*	$318,000	**$365,000**	+ 14.8%	$360,206	**$365,990**	+ 1.6%
Average Sales Price*	$323,782	**$352,073**	+ 8.7%	$355,023	**$364,772**	+ 2.7%
Percent of Original List Price Received*	96.8%	**96.3%**	- 0.5%	97.7%	**97.2%**	- 0.5%
Inventory of Homes for Sale	93	**82**	- 11.8%	—	—	—
Months Supply of Inventory	5.4	**3.7**	- 31.5%	—	—	—

* 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.

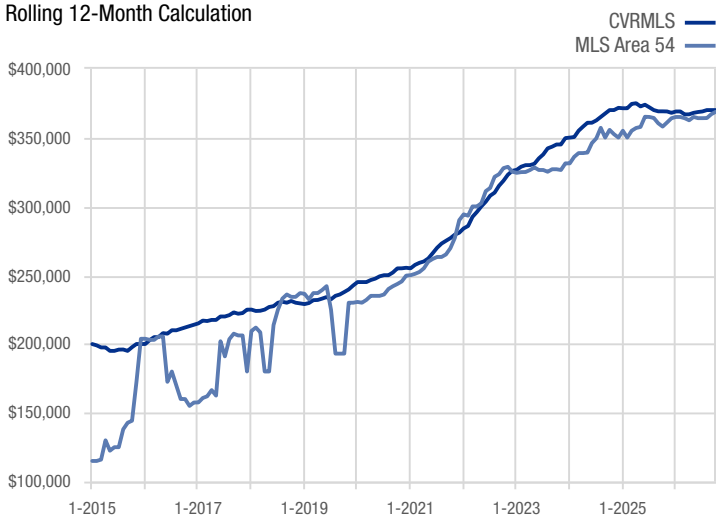
Median Sales Price - Single-Family

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.