Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 62

62-Chesterfield

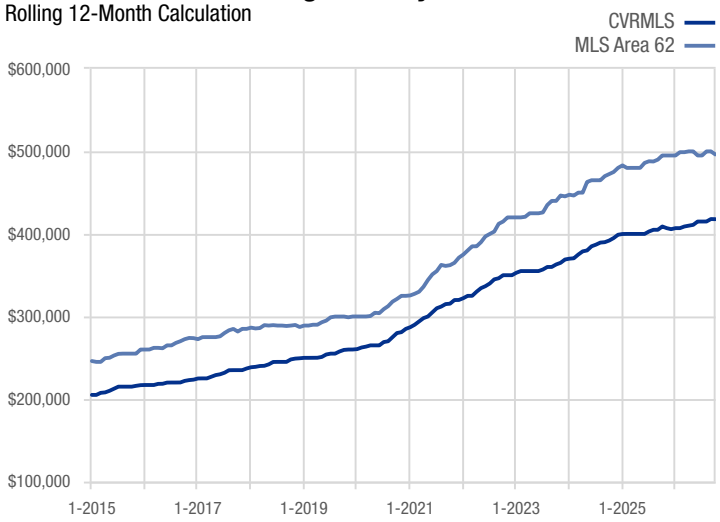
Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	137	**138**	+ 0.7%	1,644	**1,714**	+ 4.3%
Pending Sales	122	**111**	- 9.0%	1,327	**1,340**	+ 1.0%
Closed Sales	122	**90**	- 26.2%	1,264	**1,294**	+ 2.4%
Days on Market Until Sale	25	**24**	- 4.0%	26	**25**	- 3.8%
Median Sales Price*	$547,498	**$487,500**	- 11.0%	$499,000	**$500,000**	+ 0.2%
Average Sales Price*	$566,462	**$544,349**	- 3.9%	$555,490	**$557,645**	+ 0.4%
Percent of Original List Price Received*	100.5%	**100.4%**	- 0.1%	100.6%	**100.6%**	0.0%
Inventory of Homes for Sale	223	**258**	+ 15.7%	—	—	—
Months Supply of Inventory	1.8	**2.0**	+ 11.1%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	54	**41**	- 24.1%	576	**662**	+ 14.9%
Pending Sales	24	**37**	+ 54.2%	384	**422**	+ 9.9%
Closed Sales	46	**38**	- 17.4%	405	**383**	- 5.4%
Days on Market Until Sale	30	**51**	+ 70.0%	37	**45**	+ 21.6%
Median Sales Price*	$414,950	**$399,415**	- 3.7%	$414,890	**$404,950**	- 2.4%
Average Sales Price*	$408,158	**$407,904**	- 0.1%	$401,201	**$411,396**	+ 2.5%
Percent of Original List Price Received*	98.5%	**97.7%**	- 0.8%	98.9%	**97.9%**	- 1.0%
Inventory of Homes for Sale	130	**162**	+ 24.6%	—	—	—
Months Supply of Inventory	3.5	**4.0**	+ 14.3%	—	—	—

* 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.

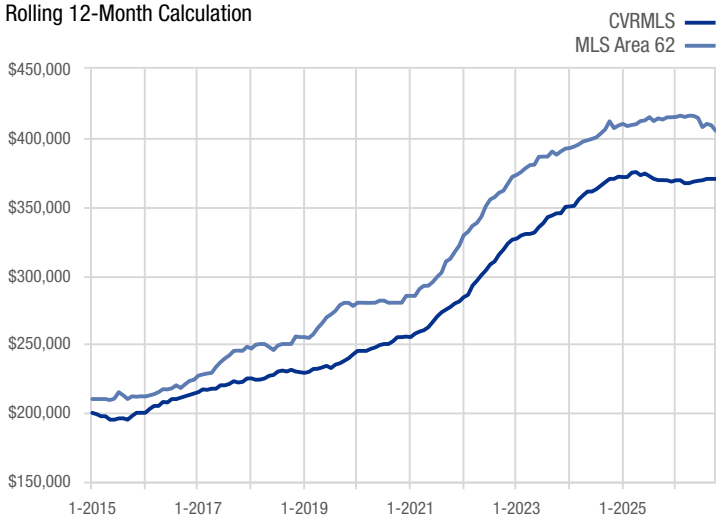
Median Sales Price - Single-Family

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.