# Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

# Chesterfield County

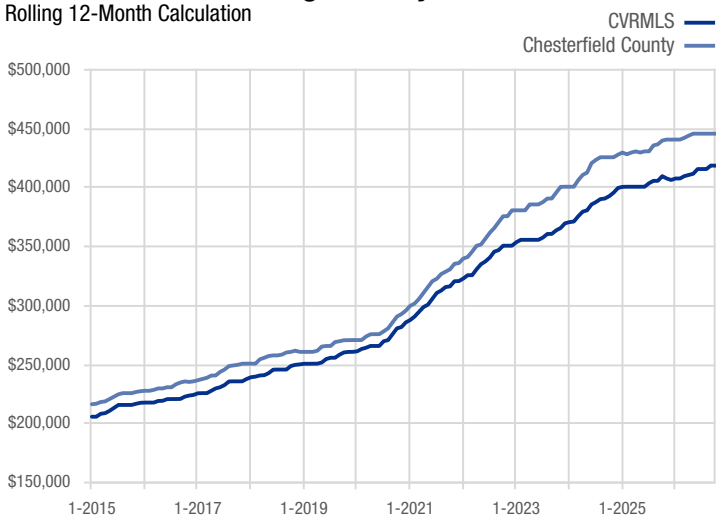
| Single Family | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 479 | **431** | - 10.0% | 4,889 | **4,933** | + 0.9% |
| Pending Sales | 396 | **335** | - 15.4% | 3,857 | **3,749** | - 2.8% |
| Closed Sales | 388 | **299** | - 22.9% | 3,714 | **3,686** | - 0.8% |
| Days on Market Until Sale | 25 | **27** | + 8.0% | 27 | **26** | - 3.7% |
| Median Sales Price* | $431,000 | **$420,000** | - 2.6% | $440,000 | **$449,000** | + 2.0% |
| Average Sales Price* | $493,907 | **$490,614** | - 0.7% | $499,228 | **$504,101** | + 1.0% |
| Percent of Original List Price Received* | 99.3% | **98.7%** | - 0.6% | 100.0% | **100.0%** | 0.0% |
| Inventory of Homes for Sale | 743 | **815** | + 9.7% | — | **—** | — |
| Months Supply of Inventory | 2.0 | **2.3** | + 15.0% | — | **—** | — |

| Condo/Town | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 111 | **125** | + 12.6% | 1,109 | **1,329** | + 19.8% |
| Pending Sales | 66 | **82** | + 24.2% | 743 | **856** | + 15.2% |
| Closed Sales | 81 | **75** | - 7.4% | 750 | **764** | + 1.9% |
| Days on Market Until Sale | 41 | **48** | + 17.1% | 39 | **47** | + 20.5% |
| Median Sales Price* | $379,900 | **$379,000** | - 0.2% | $377,455 | **$379,045** | + 0.4% |
| Average Sales Price* | $377,767 | **$381,739** | + 1.1% | $374,837 | **$383,530** | + 2.3% |
| Percent of Original List Price Received* | 97.9% | **96.9%** | - 1.0% | 98.5% | **97.8%** | - 0.7% |
| Inventory of Homes for Sale | 267 | **317** | + 18.7% | — | **—** | — |
| Months Supply of Inventory | 3.7 | **3.9** | + 5.4% | — | **—** | — |

* 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.

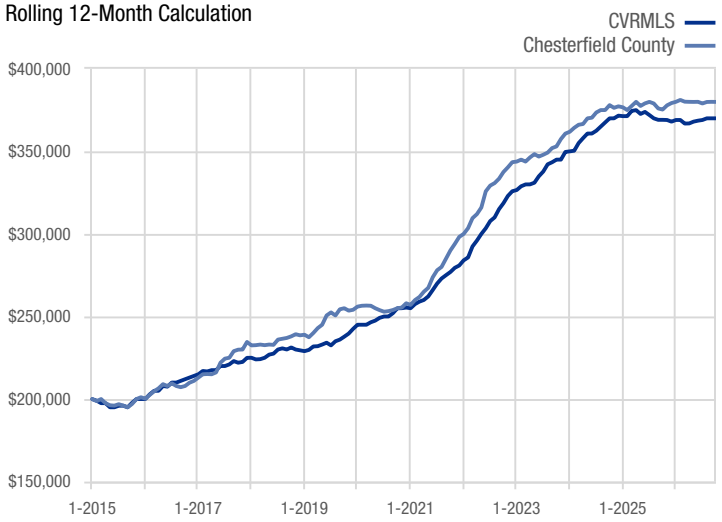
## Median Sales Price - Single-Family

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.