

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

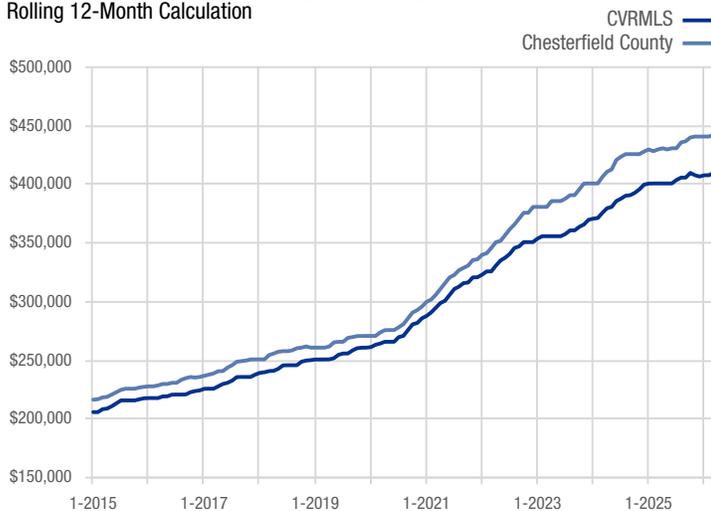
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	498	494	- 0.8%	1,221	1,275	+ 4.4%
Pending Sales	419	490	+ 16.9%	991	1,130	+ 14.0%
Closed Sales	312	389	+ 24.7%	839	924	+ 10.1%
Days on Market Until Sale	37	37	0.0%	35	37	+ 5.7%
Median Sales Price*	\$425,000	\$431,575	+ 1.5%	\$420,000	\$435,000	+ 3.6%
Average Sales Price*	\$476,542	\$490,276	+ 2.9%	\$475,866	\$489,172	+ 2.8%
Percent of Original List Price Received*	99.7%	100.4%	+ 0.7%	99.5%	99.5%	0.0%
Inventory of Homes for Sale	549	441	- 19.7%	—	—	—
Months Supply of Inventory	1.5	1.2	- 20.0%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	86	149	+ 73.3%	282	351	+ 24.5%
Pending Sales	76	103	+ 35.5%	211	266	+ 26.1%
Closed Sales	54	86	+ 59.3%	163	196	+ 20.2%
Days on Market Until Sale	62	46	- 25.8%	46	44	- 4.3%
Median Sales Price*	\$391,500	\$375,000	- 4.2%	\$369,900	\$385,000	+ 4.1%
Average Sales Price*	\$375,736	\$387,600	+ 3.2%	\$363,323	\$385,471	+ 6.1%
Percent of Original List Price Received*	97.9%	98.8%	+ 0.9%	98.2%	98.0%	- 0.2%
Inventory of Homes for Sale	185	215	+ 16.2%	—	—	—
Months Supply of Inventory	2.6	2.8	+ 7.7%	—	—	—

* 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.

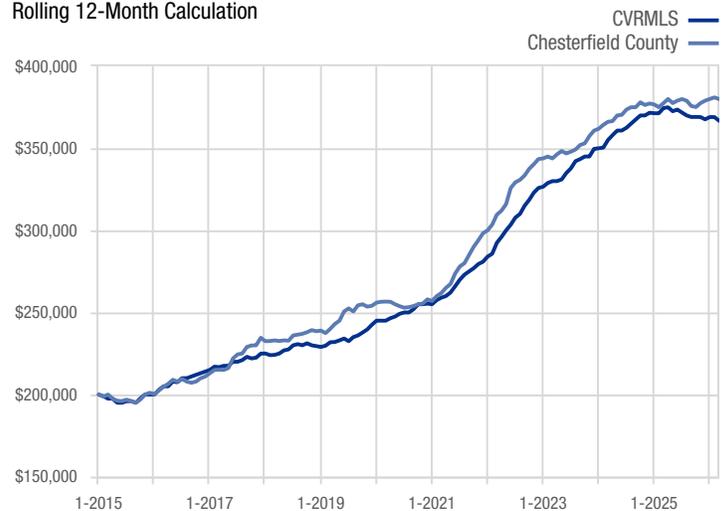
Median Sales Price - Single-Family

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.