Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.

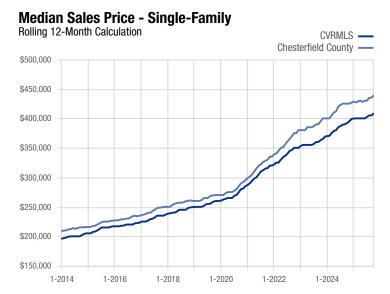


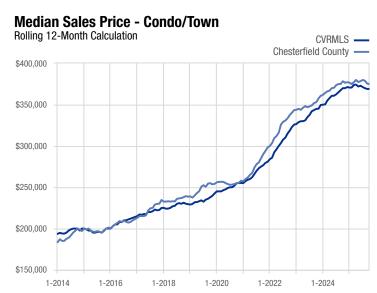
Chesterfield County

Single Family		October			Year to Date	
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	478	461	- 3.6%	4,557	4,869	+ 6.8%
Pending Sales	349	406	+ 16.3%	3,669	3,791	+ 3.3%
Closed Sales	370	378	+ 2.2%	3,560	3,587	+ 0.8%
Days on Market Until Sale	30	25	- 16.7%	25	27	+ 8.0%
Median Sales Price*	\$410,000	\$431,000	+ 5.1%	\$429,000	\$440,000	+ 2.6%
Average Sales Price*	\$475,436	\$494,379	+ 4.0%	\$482,489	\$499,161	+ 3.5%
Percent of Original List Price Received*	100.0%	99.2%	- 0.8%	101.1%	99.9%	- 1.2%
Inventory of Homes for Sale	707	677	- 4.2%		_	_
Months Supply of Inventory	2.0	1.9	- 5.0%		_	_

Condo/Town		October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	101	110	+ 8.9%	949	1,108	+ 16.8%	
Pending Sales	64	72	+ 12.5%	773	738	- 4.5%	
Closed Sales	88	79	- 10.2%	783	730	- 6.8%	
Days on Market Until Sale	44	41	- 6.8%	34	39	+ 14.7%	
Median Sales Price*	\$397,638	\$379,900	- 4.5%	\$379,900	\$377,223	- 0.7%	
Average Sales Price*	\$381,142	\$377,767	- 0.9%	\$373,717	\$374,354	+ 0.2%	
Percent of Original List Price Received*	100.2%	97.9%	- 2.3%	100.3%	98.5%	- 1.8%	
Inventory of Homes for Sale	151	256	+ 69.5%		_	_	
Months Supply of Inventory	2.1	3.6	+ 71.4%		_	_	

^{*} 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.





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.