

Local Market Update – March 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

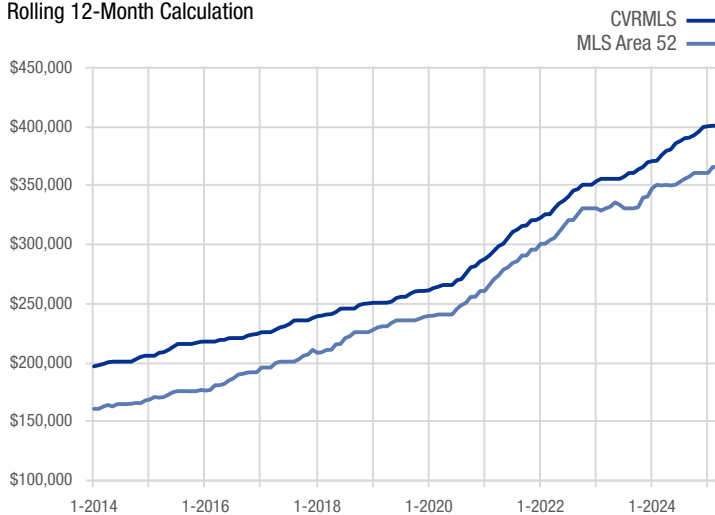
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	97	109	+ 12.4%	312	272	- 12.8%
Pending Sales	94	119	+ 26.6%	258	255	- 1.2%
Closed Sales	89	73	- 18.0%	223	206	- 7.6%
Days on Market Until Sale	19	49	+ 157.9%	24	44	+ 83.3%
Median Sales Price*	\$350,000	\$348,950	- 0.3%	\$360,000	\$380,000	+ 5.6%
Average Sales Price*	\$371,923	\$375,363	+ 0.9%	\$379,618	\$385,964	+ 1.7%
Percent of Original List Price Received*	100.5%	98.6%	- 1.9%	99.9%	98.9%	- 1.0%
Inventory of Homes for Sale	151	112	- 25.8%	—	—	—
Months Supply of Inventory	1.7	1.3	- 23.5%	—	—	—

Condo/Town	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	10	7	- 30.0%	33	24	- 27.3%
Pending Sales	12	10	- 16.7%	34	26	- 23.5%
Closed Sales	12	7	- 41.7%	37	22	- 40.5%
Days on Market Until Sale	33	55	+ 66.7%	37	38	+ 2.7%
Median Sales Price*	\$337,663	\$369,950	+ 9.6%	\$338,960	\$331,000	- 2.3%
Average Sales Price*	\$311,701	\$354,707	+ 13.8%	\$311,874	\$326,157	+ 4.6%
Percent of Original List Price Received*	98.6%	96.1%	- 2.5%	99.3%	97.8%	- 1.5%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	0.6	1.4	+ 133.3%	—	—	—

* 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.

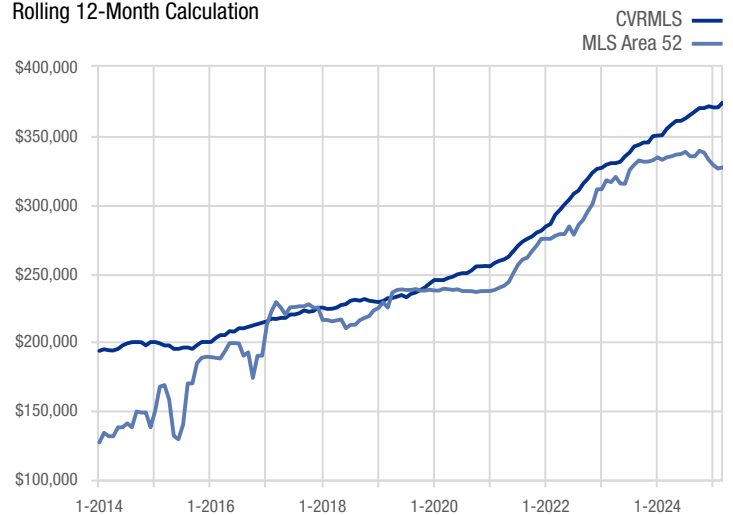
Median Sales Price - Single-Family

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.