

# Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 52

52-Chesterfield

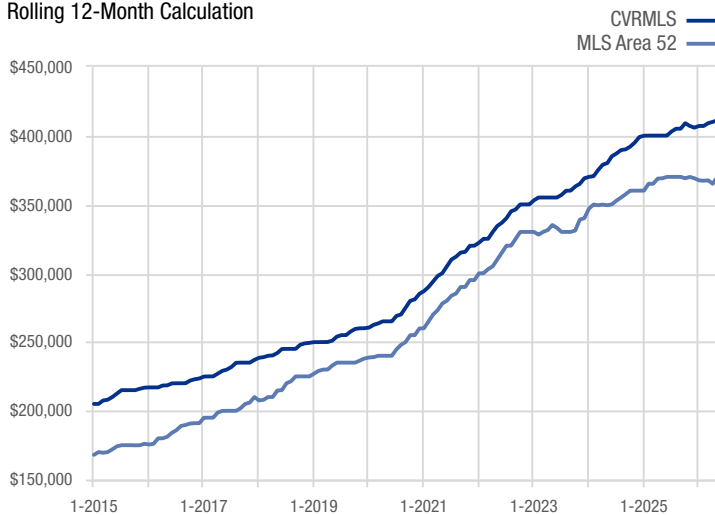
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	138	<b>113</b>	- 18.1%	549	<b>577</b>	+ 5.1%
Pending Sales	96	<b>98</b>	+ 2.1%	455	<b>481</b>	+ 5.7%
Closed Sales	113	<b>119</b>	+ 5.3%	418	<b>436</b>	+ 4.3%
Days on Market Until Sale	24	<b>19</b>	- 20.8%	35	<b>27</b>	- 22.9%
Median Sales Price*	\$348,001	<b>\$375,000</b>	+ 7.8%	\$372,000	<b>\$375,000</b>	+ 0.8%
Average Sales Price*	\$390,539	<b>\$403,353</b>	+ 3.3%	\$386,576	<b>\$391,092</b>	+ 1.2%
Percent of Original List Price Received*	100.5%	<b>100.4%</b>	- 0.1%	99.5%	<b>99.4%</b>	- 0.1%
Inventory of Homes for Sale	164	<b>139</b>	- 15.2%	—	—	—
Months Supply of Inventory	1.9	<b>1.5</b>	- 21.1%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	17	<b>15</b>	- 11.8%	57	<b>84</b>	+ 47.4%
Pending Sales	10	<b>14</b>	+ 40.0%	45	<b>61</b>	+ 35.6%
Closed Sales	7	<b>11</b>	+ 57.1%	36	<b>44</b>	+ 22.2%
Days on Market Until Sale	42	<b>19</b>	- 54.8%	35	<b>25</b>	- 28.6%
Median Sales Price*	\$352,000	<b>\$351,980</b>	- 0.0%	\$337,450	<b>\$335,500</b>	- 0.6%
Average Sales Price*	\$349,118	<b>\$354,946</b>	+ 1.7%	\$323,487	<b>\$315,691</b>	- 2.4%
Percent of Original List Price Received*	99.4%	<b>99.6%</b>	+ 0.2%	98.5%	<b>98.2%</b>	- 0.3%
Inventory of Homes for Sale	19	<b>17</b>	- 10.5%	—	—	—
Months Supply of Inventory	2.3	<b>1.6</b>	- 30.4%	—	—	—

\* 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.

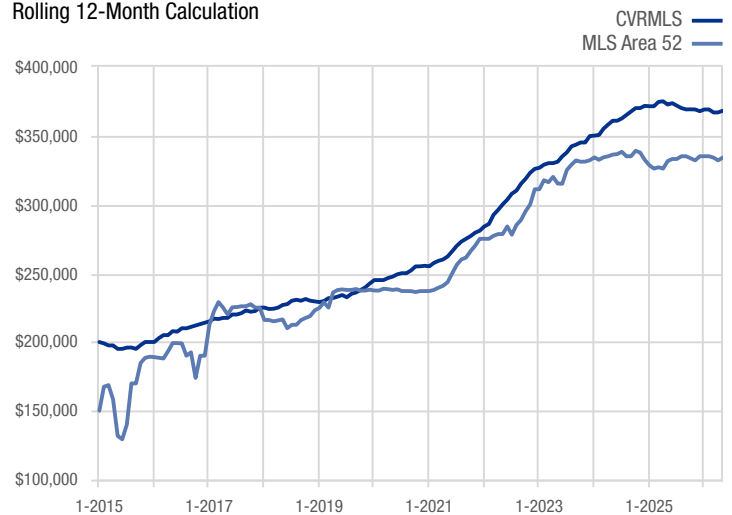
### Median Sales Price - Single-Family

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.