

# Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 52

52-Chesterfield

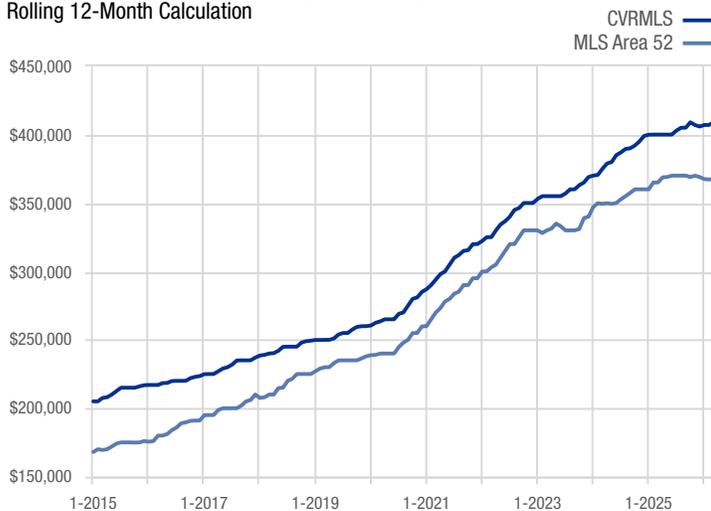
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	113	<b>117</b>	+ 3.5%	276	<b>309</b>	+ 12.0%
Pending Sales	109	<b>110</b>	+ 0.9%	252	<b>266</b>	+ 5.6%
Closed Sales	73	<b>101</b>	+ 38.4%	222	<b>226</b>	+ 1.8%
Days on Market Until Sale	49	<b>30</b>	- 38.8%	44	<b>34</b>	- 22.7%
Median Sales Price*	\$348,950	<b>\$367,000</b>	+ 5.2%	\$380,000	<b>\$370,500</b>	- 2.5%
Average Sales Price*	\$375,363	<b>\$383,843</b>	+ 2.3%	\$385,964	<b>\$385,466</b>	- 0.1%
Percent of Original List Price Received*	98.6%	<b>99.1%</b>	+ 0.5%	98.9%	<b>98.6%</b>	- 0.3%
Inventory of Homes for Sale	130	<b>124</b>	- 4.6%	—	—	—
Months Supply of Inventory	1.4	<b>1.3</b>	- 7.1%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	8	<b>20</b>	+ 150.0%	25	<b>46</b>	+ 84.0%
Pending Sales	10	<b>13</b>	+ 30.0%	26	<b>36</b>	+ 38.5%
Closed Sales	7	<b>9</b>	+ 28.6%	22	<b>20</b>	- 9.1%
Days on Market Until Sale	55	<b>46</b>	- 16.4%	38	<b>26</b>	- 31.6%
Median Sales Price*	\$369,950	<b>\$320,000</b>	- 13.5%	\$331,000	<b>\$325,000</b>	- 1.8%
Average Sales Price*	\$354,707	<b>\$297,444</b>	- 16.1%	\$326,157	<b>\$305,958</b>	- 6.2%
Percent of Original List Price Received*	96.1%	<b>96.0%</b>	- 0.1%	97.8%	<b>96.9%</b>	- 0.9%
Inventory of Homes for Sale	12	<b>17</b>	+ 41.7%	—	—	—
Months Supply of Inventory	1.5	<b>1.7</b>	+ 13.3%	—	—	—

\* 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.

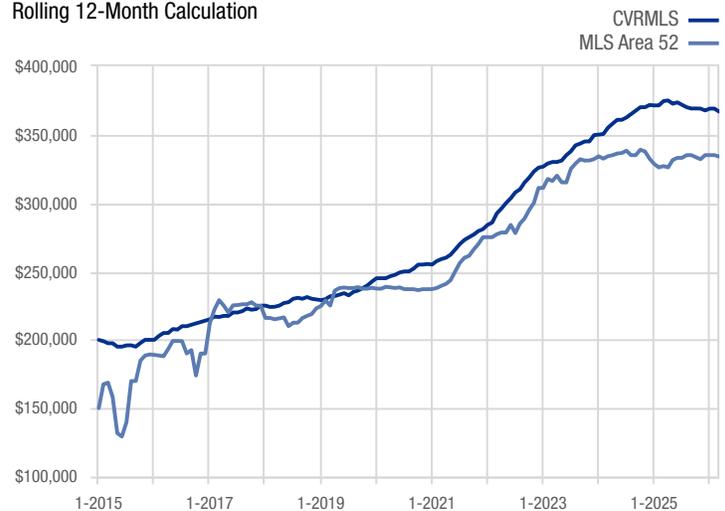
### Median Sales Price - Single-Family

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.