

# Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 52

52-Chesterfield

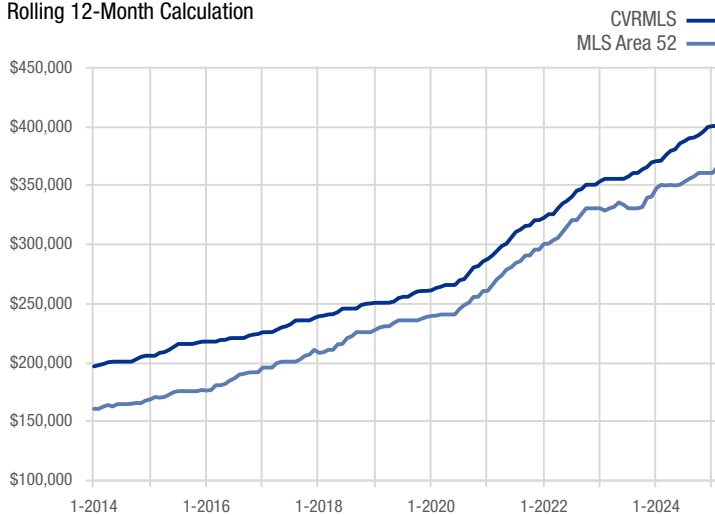
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	111	<b>82</b>	- 26.1%	215	<b>161</b>	- 25.1%
Pending Sales	83	<b>70</b>	- 15.7%	164	<b>140</b>	- 14.6%
Closed Sales	80	<b>70</b>	- 12.5%	134	<b>133</b>	- 0.7%
Days on Market Until Sale	29	<b>46</b>	+ 58.6%	28	<b>42</b>	+ 50.0%
Median Sales Price*	\$357,450	<b>\$387,475</b>	+ 8.4%	\$366,000	<b>\$385,000</b>	+ 5.2%
Average Sales Price*	\$383,512	<b>\$401,546</b>	+ 4.7%	\$384,730	<b>\$391,783</b>	+ 1.8%
Percent of Original List Price Received*	100.2%	<b>99.0%</b>	- 1.2%	99.5%	<b>99.0%</b>	- 0.5%
Inventory of Homes for Sale	159	<b>134</b>	- 15.7%	—	—	—
Months Supply of Inventory	1.9	<b>1.5</b>	- 21.1%	—	—	—

Condo/Town	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	6	<b>5</b>	- 16.7%	23	<b>16</b>	- 30.4%
Pending Sales	9	<b>7</b>	- 22.2%	22	<b>16</b>	- 27.3%
Closed Sales	17	<b>7</b>	- 58.8%	25	<b>15</b>	- 40.0%
Days on Market Until Sale	44	<b>24</b>	- 45.5%	38	<b>30</b>	- 21.1%
Median Sales Price*	\$333,210	<b>\$310,000</b>	- 7.0%	\$339,160	<b>\$325,000</b>	- 4.2%
Average Sales Price*	\$310,496	<b>\$289,643</b>	- 6.7%	\$311,957	<b>\$312,833</b>	+ 0.3%
Percent of Original List Price Received*	100.1%	<b>99.0%</b>	- 1.1%	99.6%	<b>98.5%</b>	- 1.1%
Inventory of Homes for Sale	12	<b>14</b>	+ 16.7%	—	—	—
Months Supply of Inventory	1.0	<b>1.8</b>	+ 80.0%	—	—	—

\* 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.

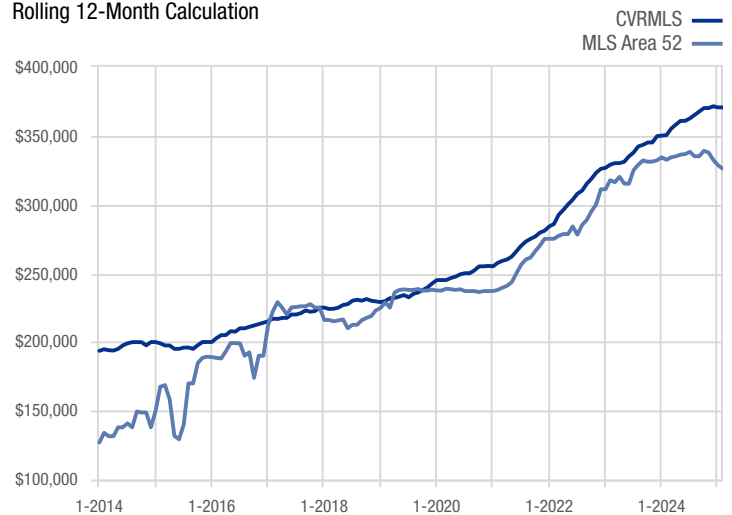
### Median Sales Price - Single-Family

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.