

Local Market Update – August 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

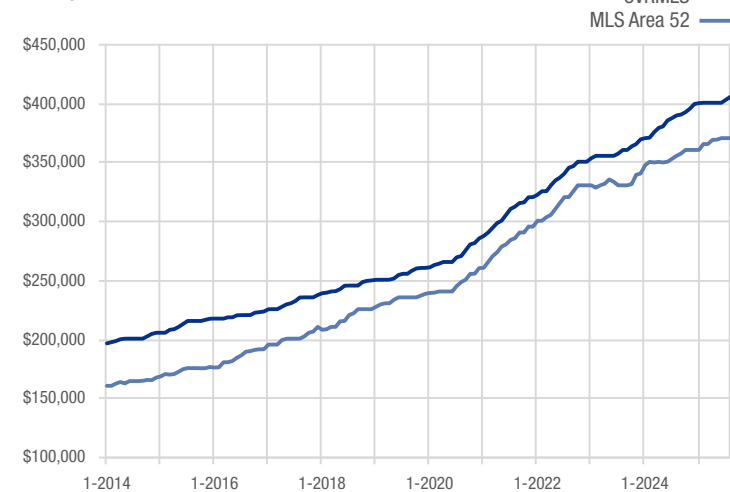
52-Chesterfield

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	125	123	- 1.6%	923	936	+ 1.4%
Pending Sales	87	109	+ 25.3%	728	742	+ 1.9%
Closed Sales	85	100	+ 17.6%	697	700	+ 0.4%
Days on Market Until Sale	25	27	+ 8.0%	24	31	+ 29.2%
Median Sales Price*	\$394,970	\$378,000	- 4.3%	\$360,000	\$375,000	+ 4.2%
Average Sales Price*	\$393,374	\$389,405	- 1.0%	\$383,339	\$387,240	+ 1.0%
Percent of Original List Price Received*	99.8%	98.8%	- 1.0%	100.5%	99.4%	- 1.1%
Inventory of Homes for Sale	193	178	- 7.8%	—	—	—
Months Supply of Inventory	2.3	2.0	- 13.0%	—	—	—

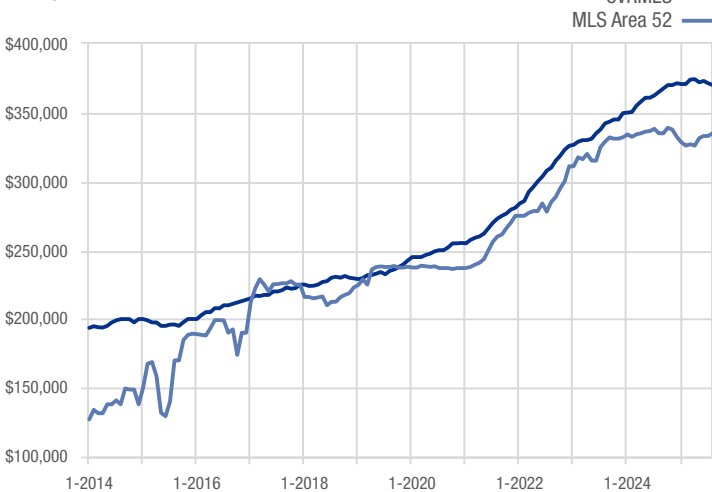
Condo/Town	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	14	9	- 35.7%	84	96	+ 14.3%
Pending Sales	8	10	+ 25.0%	75	78	+ 4.0%
Closed Sales	11	9	- 18.2%	86	67	- 22.1%
Days on Market Until Sale	19	38	+ 100.0%	30	33	+ 10.0%
Median Sales Price*	\$230,000	\$324,900	+ 41.3%	\$332,343	\$335,000	+ 0.8%
Average Sales Price*	\$268,677	\$307,377	+ 14.4%	\$312,919	\$317,793	+ 1.6%
Percent of Original List Price Received*	99.3%	98.3%	- 1.0%	99.2%	98.8%	- 0.4%
Inventory of Homes for Sale	9	19	+ 111.1%	—	—	—
Months Supply of Inventory	0.9	2.2	+ 144.4%	—	—	—

* 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



Median Sales Price - Condo/Town



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.