

# Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 54

54-Chesterfield

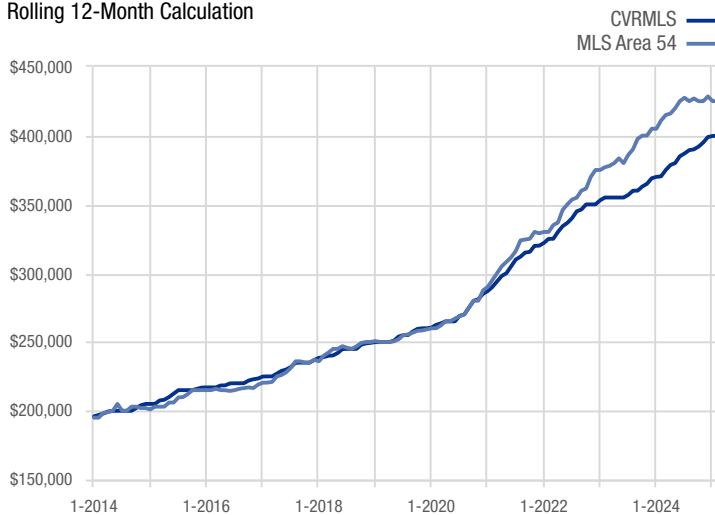
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	152	91	- 40.1%	269	231	- 14.1%
Pending Sales	128	102	- 20.3%	233	183	- 21.5%
Closed Sales	103	63	- 38.8%	174	153	- 12.1%
Days on Market Until Sale	39	40	+ 2.6%	38	32	- 15.8%
Median Sales Price*	\$451,000	<b>\$415,000</b>	- 8.0%	\$426,000	<b>\$403,000</b>	- 5.4%
Average Sales Price*	\$469,032	<b>\$437,593</b>	- 6.7%	\$465,625	<b>\$439,090</b>	- 5.7%
Percent of Original List Price Received*	99.8%	<b>99.7%</b>	- 0.1%	100.0%	<b>99.5%</b>	- 0.5%
Inventory of Homes for Sale	183	146	- 20.2%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

Condo/Town	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	26	38	+ 46.2%	51	66	+ 29.4%
Pending Sales	25	23	- 8.0%	43	38	- 11.6%
Closed Sales	21	14	- 33.3%	37	23	- 37.8%
Days on Market Until Sale	45	72	+ 60.0%	33	55	+ 66.7%
Median Sales Price*	\$386,350	<b>\$352,640</b>	- 8.7%	\$350,000	<b>\$342,000</b>	- 2.3%
Average Sales Price*	\$355,938	<b>\$363,451</b>	+ 2.1%	\$345,012	<b>\$348,269</b>	+ 0.9%
Percent of Original List Price Received*	99.8%	<b>95.1%</b>	- 4.7%	100.9%	<b>96.5%</b>	- 4.4%
Inventory of Homes for Sale	66	70	+ 6.1%	—	—	—
Months Supply of Inventory	3.6	3.5	- 2.8%	—	—	—

\* 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.

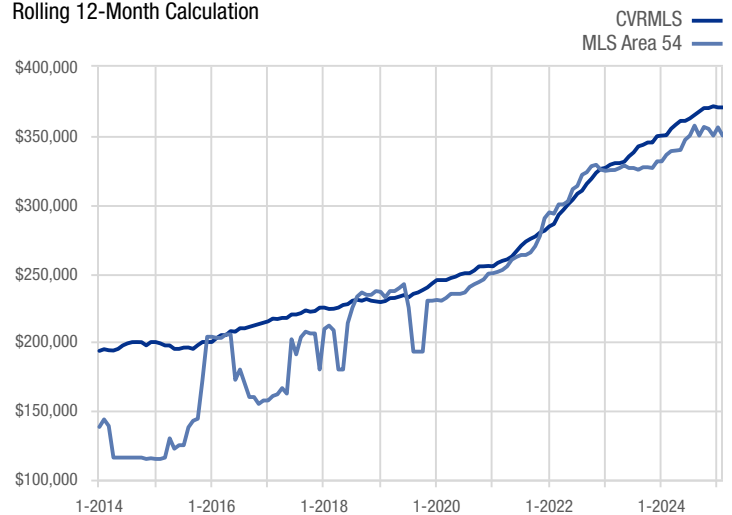
### Median Sales Price - Single-Family

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.