

# Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 54

54-Chesterfield

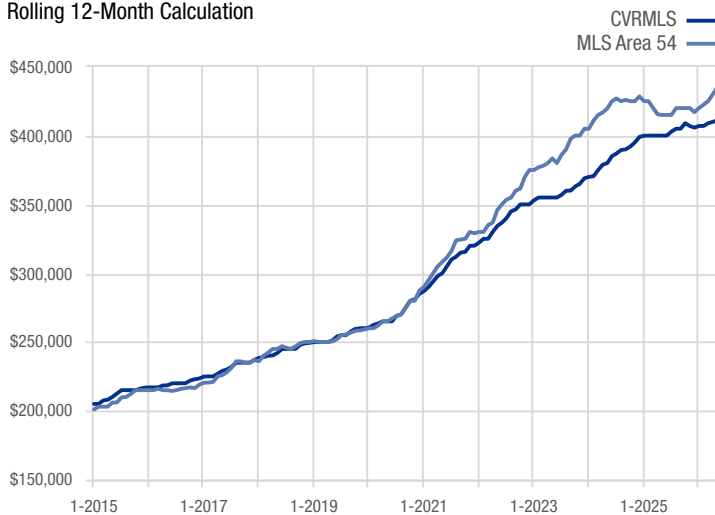
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	191	<b>162</b>	- 15.2%	789	<b>778</b>	- 1.4%
Pending Sales	140	<b>138</b>	- 1.4%	577	<b>636</b>	+ 10.2%
Closed Sales	133	<b>143</b>	+ 7.5%	522	<b>594</b>	+ 13.8%
Days on Market Until Sale	27	<b>19</b>	- 29.6%	31	<b>34</b>	+ 9.7%
Median Sales Price*	\$411,000	<b>\$460,000</b>	+ 11.9%	\$406,000	<b>\$449,500</b>	+ 10.7%
Average Sales Price*	\$449,191	<b>\$489,414</b>	+ 9.0%	\$448,518	<b>\$474,253</b>	+ 5.7%
Percent of Original List Price Received*	100.1%	<b>100.5%</b>	+ 0.4%	99.7%	<b>99.7%</b>	0.0%
Inventory of Homes for Sale	229	<b>180</b>	- 21.4%	—	—	—
Months Supply of Inventory	2.0	<b>1.5</b>	- 25.0%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	56	<b>50</b>	- 10.7%	151	<b>150</b>	- 0.7%
Pending Sales	19	<b>20</b>	+ 5.3%	79	<b>125</b>	+ 58.2%
Closed Sales	19	<b>24</b>	+ 26.3%	72	<b>107</b>	+ 48.6%
Days on Market Until Sale	45	<b>68</b>	+ 51.1%	57	<b>73</b>	+ 28.1%
Median Sales Price*	\$356,210	<b>\$379,500</b>	+ 6.5%	\$352,495	<b>\$365,000</b>	+ 3.5%
Average Sales Price*	\$354,348	<b>\$385,204</b>	+ 8.7%	\$354,224	<b>\$360,614</b>	+ 1.8%
Percent of Original List Price Received*	99.0%	<b>96.2%</b>	- 2.8%	98.1%	<b>96.9%</b>	- 1.2%
Inventory of Homes for Sale	92	<b>66</b>	- 28.3%	—	—	—
Months Supply of Inventory	5.8	<b>2.9</b>	- 50.0%	—	—	—

\* 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.

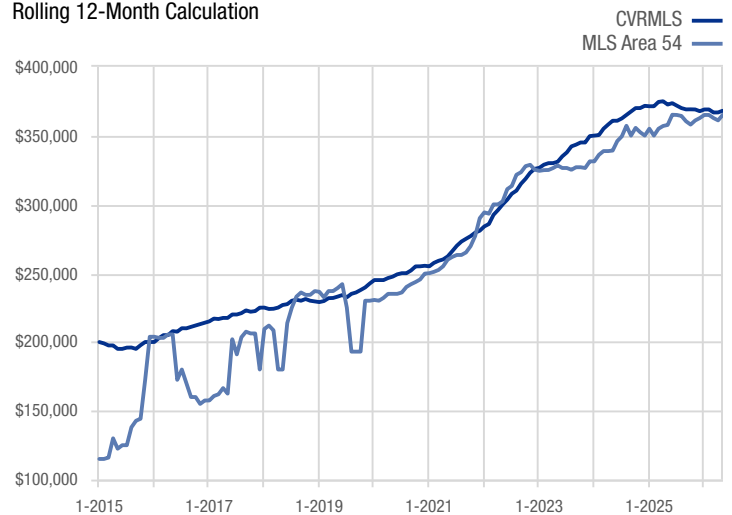
### Median Sales Price - Single-Family

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.