

# Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 62

62-Chesterfield

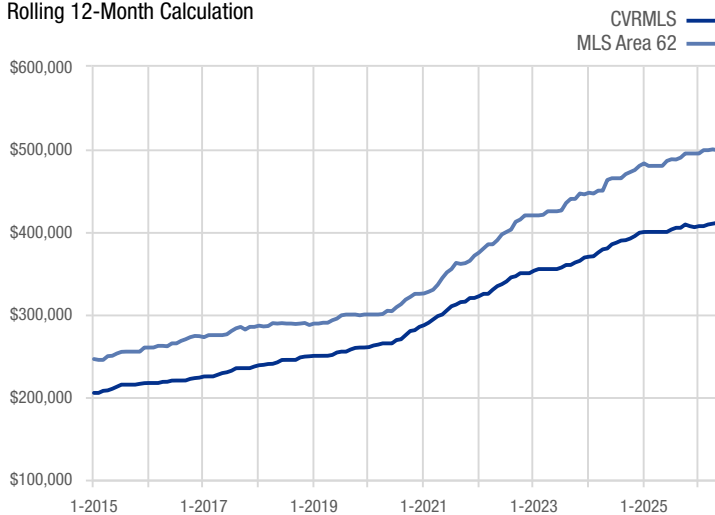
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	215	<b>190</b>	- 11.6%	861	<b>873</b>	+ 1.4%
Pending Sales	161	<b>187</b>	+ 16.1%	670	<b>736</b>	+ 9.9%
Closed Sales	158	<b>153</b>	- 3.2%	557	<b>611</b>	+ 9.7%
Days on Market Until Sale	26	<b>23</b>	- 11.5%	28	<b>29</b>	+ 3.6%
Median Sales Price*	\$500,000	<b>\$499,000</b>	- 0.2%	\$485,000	<b>\$495,000</b>	+ 2.1%
Average Sales Price*	\$552,614	<b>\$559,480</b>	+ 1.2%	\$539,556	<b>\$557,841</b>	+ 3.4%
Percent of Original List Price Received*	101.3%	<b>101.5%</b>	+ 0.2%	100.9%	<b>100.9%</b>	0.0%
Inventory of Homes for Sale	252	<b>190</b>	- 24.6%	—	—	—
Months Supply of Inventory	2.1	<b>1.4</b>	- 33.3%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	44	<b>61</b>	+ 38.6%	276	<b>311</b>	+ 12.7%
Pending Sales	38	<b>52</b>	+ 36.8%	206	<b>224</b>	+ 8.7%
Closed Sales	36	<b>43</b>	+ 19.4%	169	<b>185</b>	+ 9.5%
Days on Market Until Sale	24	<b>45</b>	+ 87.5%	44	<b>39</b>	- 11.4%
Median Sales Price*	\$415,000	<b>\$399,950</b>	- 3.6%	\$412,253	<b>\$415,000</b>	+ 0.7%
Average Sales Price*	\$398,647	<b>\$411,148</b>	+ 3.1%	\$393,324	<b>\$415,063</b>	+ 5.5%
Percent of Original List Price Received*	99.2%	<b>98.8%</b>	- 0.4%	99.1%	<b>98.4%</b>	- 0.7%
Inventory of Homes for Sale	108	<b>115</b>	+ 6.5%	—	—	—
Months Supply of Inventory	2.9	<b>3.0</b>	+ 3.4%	—	—	—

\* 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.

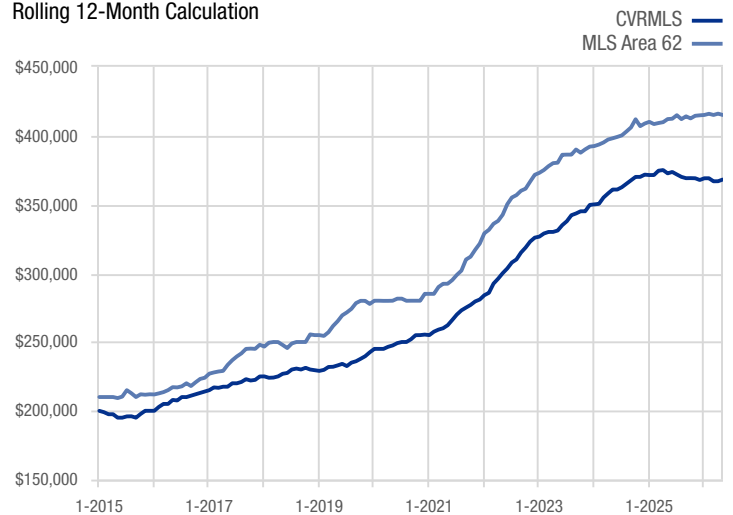
### Median Sales Price - Single-Family

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.