Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.



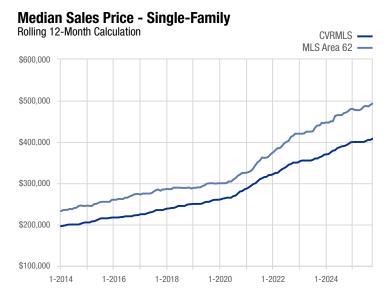
MLS Area 62

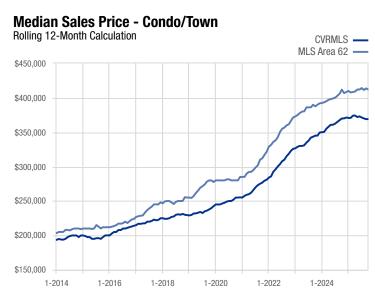
62-Chesterfield

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	158	134	- 15.2%	1,445	1,641	+ 13.6%	
Pending Sales	107	125	+ 16.8%	1,152	1,301	+ 12.9%	
Closed Sales	112	119	+ 6.3%	1,086	1,213	+ 11.7%	
Days on Market Until Sale	30	25	- 16.7%	23	26	+ 13.0%	
Median Sales Price*	\$470,000	\$549,995	+ 17.0%	\$485,000	\$499,000	+ 2.9%	
Average Sales Price*	\$522,917	\$567,230	+ 8.5%	\$531,309	\$555,455	+ 4.5%	
Percent of Original List Price Received*	99.3%	100.5%	+ 1.2%	101.4%	100.6%	- 0.8%	
Inventory of Homes for Sale	222	208	- 6.3%		_	_	
Months Supply of Inventory	2.0	1.7	- 15.0%		_		

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	45	52	+ 15.6%	489	573	+ 17.2%	
Pending Sales	36	27	- 25.0%	397	383	- 3.5%	
Closed Sales	44	46	+ 4.5%	393	396	+ 0.8%	
Days on Market Until Sale	27	30	+ 11.1%	30	37	+ 23.3%	
Median Sales Price*	\$425,478	\$414,950	- 2.5%	\$410,000	\$414,783	+ 1.2%	
Average Sales Price*	\$417,704	\$408,158	- 2.3%	\$406,105	\$400,491	- 1.4%	
Percent of Original List Price Received*	100.0%	98.5%	- 1.5%	100.6%	98.9%	- 1.7%	
Inventory of Homes for Sale	75	124	+ 65.3%		_	_	
Months Supply of Inventory	2.0	3.4	+ 70.0%		_	_	

^{*} 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.





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.