

Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

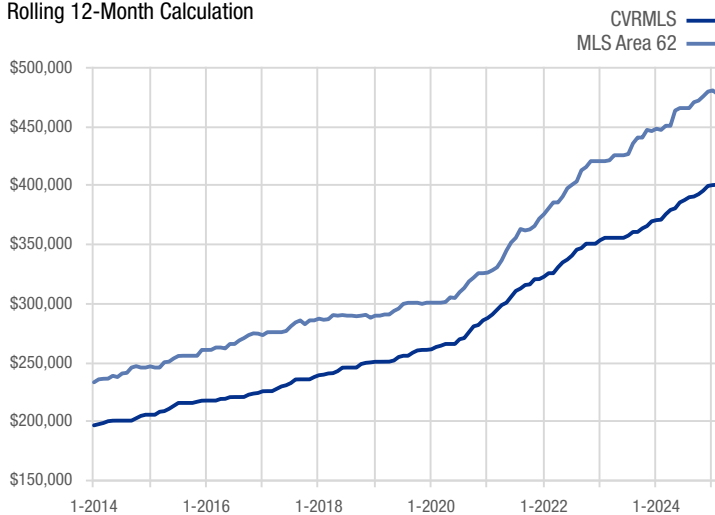
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	110	137	+ 24.5%	217	277	+ 27.6%
Pending Sales	89	105	+ 18.0%	184	206	+ 12.0%
Closed Sales	80	96	+ 20.0%	147	160	+ 8.8%
Days on Market Until Sale	28	27	- 3.6%	30	31	+ 3.3%
Median Sales Price*	\$455,000	\$440,000	- 3.3%	\$463,144	\$455,000	- 1.8%
Average Sales Price*	\$497,370	\$498,422	+ 0.2%	\$490,783	\$524,440	+ 6.9%
Percent of Original List Price Received*	99.6%	100.1%	+ 0.5%	99.5%	100.0%	+ 0.5%
Inventory of Homes for Sale	140	173	+ 23.6%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Condo/Town	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	53	47	- 11.3%	101	88	- 12.9%
Pending Sales	38	40	+ 5.3%	75	77	+ 2.7%
Closed Sales	36	32	- 11.1%	62	60	- 3.2%
Days on Market Until Sale	35	41	+ 17.1%	30	39	+ 30.0%
Median Sales Price*	\$431,128	\$384,500	- 10.8%	\$400,575	\$385,750	- 3.7%
Average Sales Price*	\$421,023	\$375,156	- 10.9%	\$409,102	\$372,424	- 9.0%
Percent of Original List Price Received*	101.7%	98.4%	- 3.2%	101.4%	98.9%	- 2.5%
Inventory of Homes for Sale	78	83	+ 6.4%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

* 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.

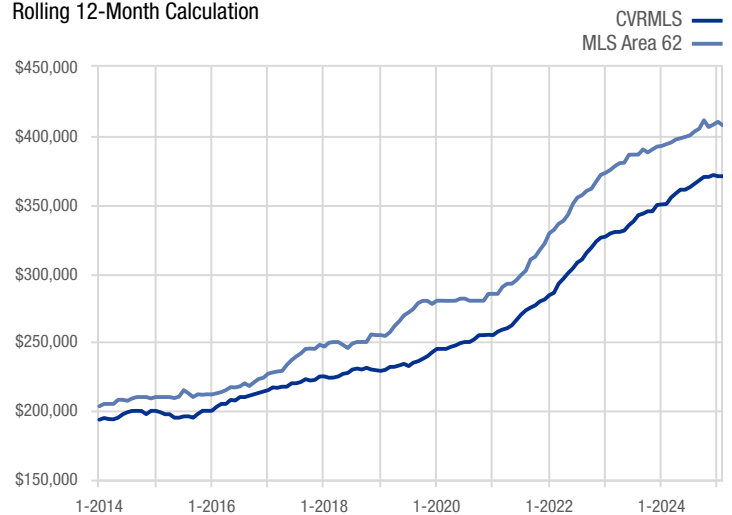
Median Sales Price - Single-Family

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.