

Local Market Update – August 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

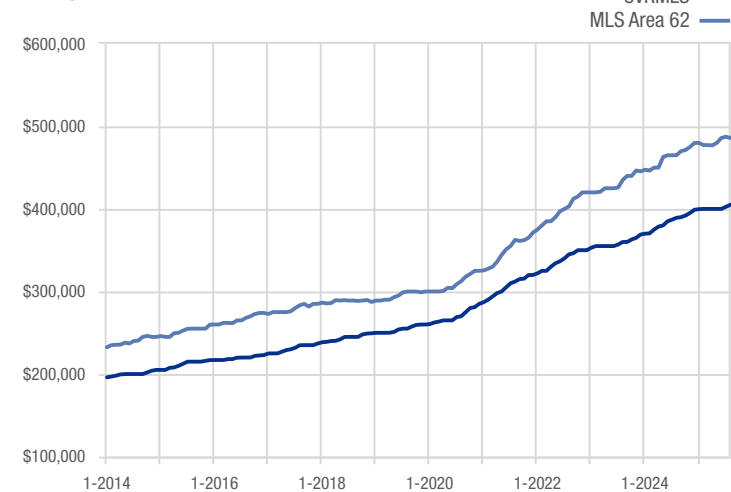
62-Chesterfield

Single Family	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	142	129	- 9.2%	1,128	1,342	+ 19.0%
Pending Sales	110	121	+ 10.0%	928	1,075	+ 15.8%
Closed Sales	116	121	+ 4.3%	871	977	+ 12.2%
Days on Market Until Sale	27	20	- 25.9%	22	25	+ 13.6%
Median Sales Price*	\$486,745	\$479,000	- 1.6%	\$485,000	\$492,000	+ 1.4%
Average Sales Price*	\$521,870	\$552,624	+ 5.9%	\$534,730	\$555,130	+ 3.8%
Percent of Original List Price Received*	101.3%	99.3%	- 2.0%	101.7%	100.6%	- 1.1%
Inventory of Homes for Sale	198	203	+ 2.5%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

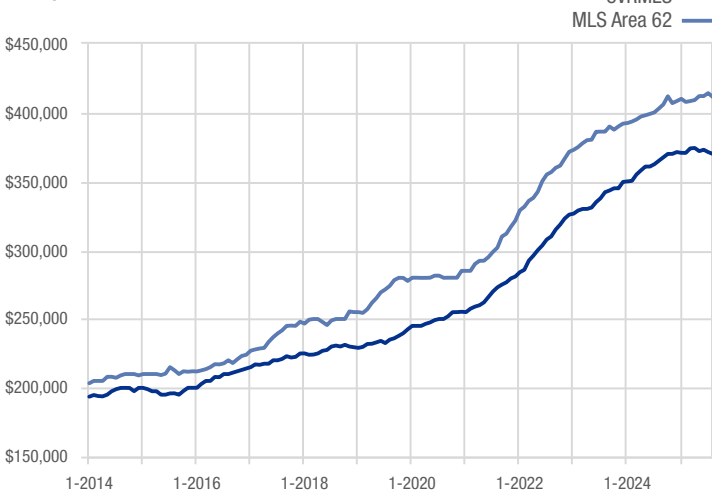
Condo/Town	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	48	59	+ 22.9%	401	458	+ 14.2%
Pending Sales	36	36	0.0%	320	313	- 2.2%
Closed Sales	37	54	+ 45.9%	318	316	- 0.6%
Days on Market Until Sale	35	24	- 31.4%	31	38	+ 22.6%
Median Sales Price*	\$405,000	\$381,178	- 5.9%	\$409,995	\$413,812	+ 0.9%
Average Sales Price*	\$409,589	\$386,390	- 5.7%	\$405,419	\$398,486	- 1.7%
Percent of Original List Price Received*	98.9%	99.0%	+ 0.1%	100.8%	99.1%	- 1.7%
Inventory of Homes for Sale	77	118	+ 53.2%	—	—	—
Months Supply of Inventory	2.1	3.2	+ 52.4%	—	—	—

* 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



Median Sales Price - Condo/Town



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.