

Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

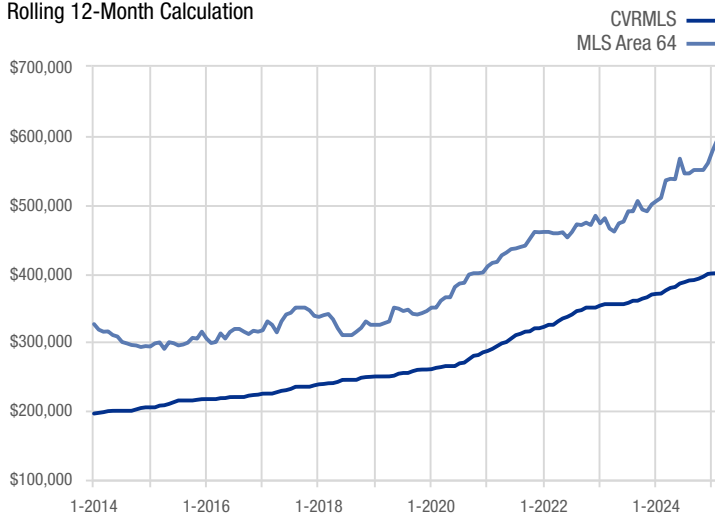
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	27	28	+ 3.7%	54	51	- 5.6%
Pending Sales	28	21	- 25.0%	55	47	- 14.5%
Closed Sales	28	21	- 25.0%	43	47	+ 9.3%
Days on Market Until Sale	31	32	+ 3.2%	27	30	+ 11.1%
Median Sales Price*	\$547,000	\$695,000	+ 27.1%	\$500,000	\$605,000	+ 21.0%
Average Sales Price*	\$649,497	\$663,614	+ 2.2%	\$621,932	\$663,817	+ 6.7%
Percent of Original List Price Received*	99.8%	101.2%	+ 1.4%	100.1%	98.7%	- 1.4%
Inventory of Homes for Sale	17	23	+ 35.3%	—	—	—
Months Supply of Inventory	0.5	0.7	+ 40.0%	—	—	—

Condo/Town	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	12	7	- 41.7%	16	18	+ 12.5%
Pending Sales	5	6	+ 20.0%	10	11	+ 10.0%
Closed Sales	6	6	0.0%	11	10	- 9.1%
Days on Market Until Sale	27	5	- 81.5%	34	10	- 70.6%
Median Sales Price*	\$313,995	\$362,475	+ 15.4%	\$349,990	\$313,475	- 10.4%
Average Sales Price*	\$318,757	\$369,492	+ 15.9%	\$344,659	\$324,495	- 5.9%
Percent of Original List Price Received*	99.7%	100.4%	+ 0.7%	98.4%	99.2%	+ 0.8%
Inventory of Homes for Sale	17	10	- 41.2%	—	—	—
Months Supply of Inventory	2.1	1.1	- 47.6%	—	—	—

* 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.

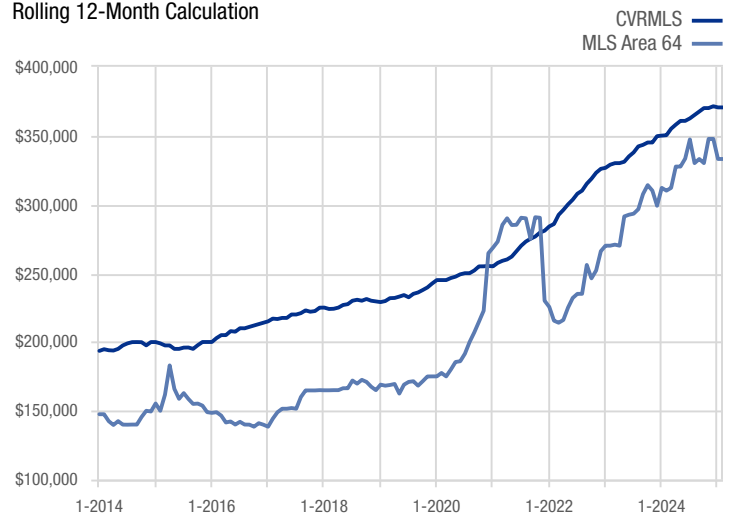
Median Sales Price - Single-Family

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.