

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

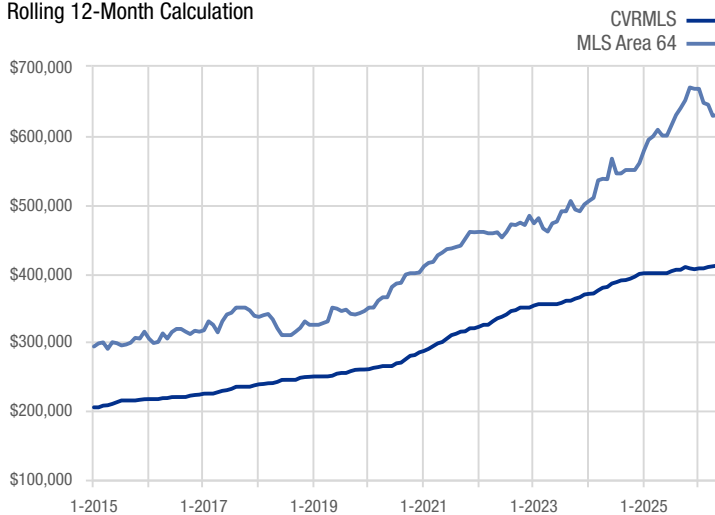
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	64	54	- 15.6%	236	225	- 4.7%
Pending Sales	52	52	0.0%	189	192	+ 1.6%
Closed Sales	46	56	+ 21.7%	151	159	+ 5.3%
Days on Market Until Sale	9	11	+ 22.2%	20	15	- 25.0%
Median Sales Price*	\$594,000	\$580,000	- 2.4%	\$642,000	\$538,000	- 16.2%
Average Sales Price*	\$686,499	\$692,913	+ 0.9%	\$686,159	\$650,856	- 5.1%
Percent of Original List Price Received*	101.8%	103.4%	+ 1.6%	100.7%	102.2%	+ 1.5%
Inventory of Homes for Sale	55	43	- 21.8%	—	—	—
Months Supply of Inventory	1.5	1.1	- 26.7%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	9	22	+ 144.4%	45	81	+ 80.0%
Pending Sales	9	7	- 22.2%	33	37	+ 12.1%
Closed Sales	7	8	+ 14.3%	29	32	+ 10.3%
Days on Market Until Sale	14	11	- 21.4%	17	16	- 5.9%
Median Sales Price*	\$278,000	\$319,500	+ 14.9%	\$315,000	\$389,000	+ 23.5%
Average Sales Price*	\$299,550	\$343,000	+ 14.5%	\$336,408	\$386,527	+ 14.9%
Percent of Original List Price Received*	99.5%	100.3%	+ 0.8%	98.5%	99.7%	+ 1.2%
Inventory of Homes for Sale	13	37	+ 184.6%	—	—	—
Months Supply of Inventory	1.6	4.7	+ 193.8%	—	—	—

* 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.

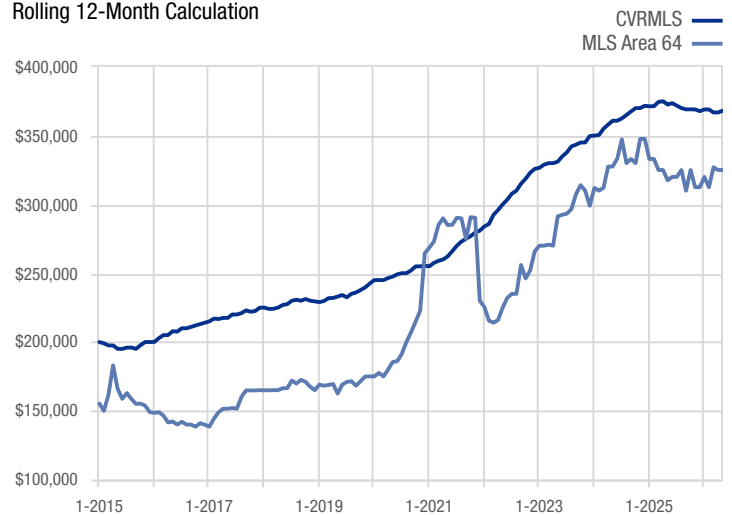
Median Sales Price - Single-Family

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.