

Local Market Update – August 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

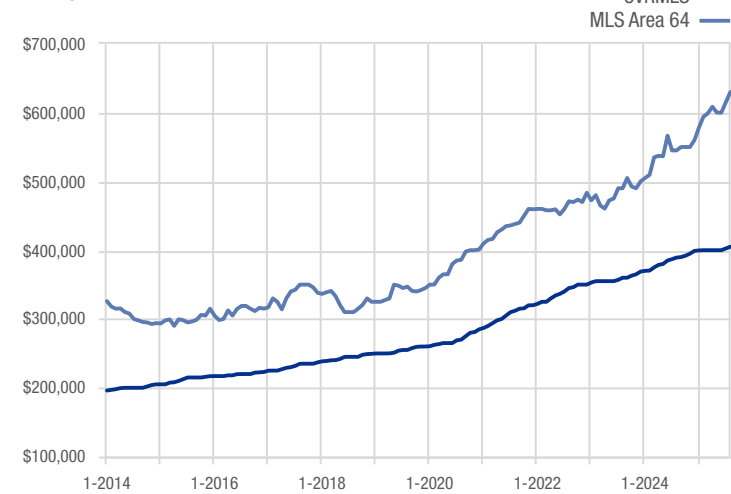
64-Chesterfield

Single Family	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	50	40	- 20.0%	361	365	+ 1.1%
Pending Sales	39	37	- 5.1%	306	311	+ 1.6%
Closed Sales	40	34	- 15.0%	275	292	+ 6.2%
Days on Market Until Sale	11	16	+ 45.5%	14	18	+ 28.6%
Median Sales Price*	\$501,000	\$755,000	+ 50.7%	\$559,950	\$656,250	+ 17.2%
Average Sales Price*	\$634,568	\$765,705	+ 20.7%	\$636,354	\$706,222	+ 11.0%
Percent of Original List Price Received*	102.3%	100.6%	- 1.7%	102.2%	100.5%	- 1.7%
Inventory of Homes for Sale	50	37	- 26.0%	—	—	—
Months Supply of Inventory	1.5	1.0	- 33.3%	—	—	—

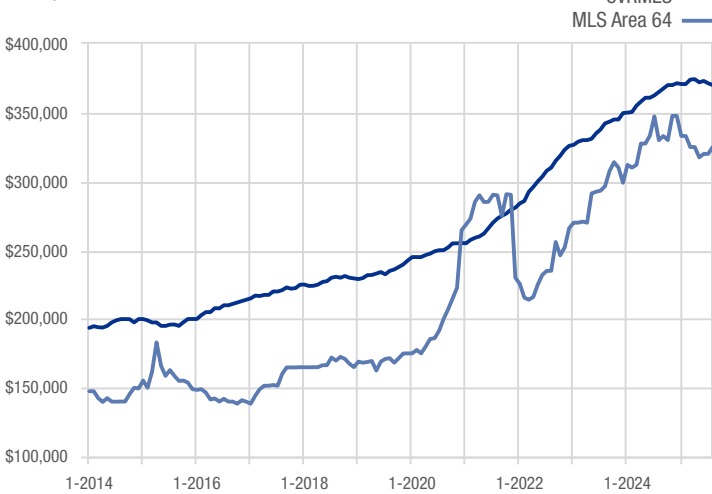
Condo/Town	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	14	9	- 35.7%	84	76	- 9.5%
Pending Sales	13	10	- 23.1%	73	59	- 19.2%
Closed Sales	12	10	- 16.7%	71	56	- 21.1%
Days on Market Until Sale	68	18	- 73.5%	29	16	- 44.8%
Median Sales Price*	\$297,500	\$354,000	+ 19.0%	\$348,000	\$319,975	- 8.1%
Average Sales Price*	\$302,655	\$364,093	+ 20.3%	\$339,776	\$340,205	+ 0.1%
Percent of Original List Price Received*	96.3%	99.5%	+ 3.3%	99.6%	98.8%	- 0.8%
Inventory of Homes for Sale	11	12	+ 9.1%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

* 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.