Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.



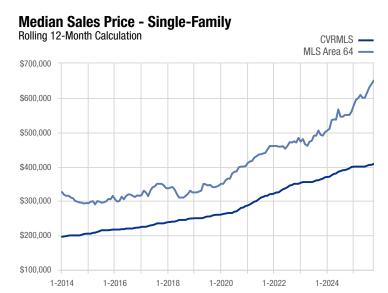
MLS Area 64

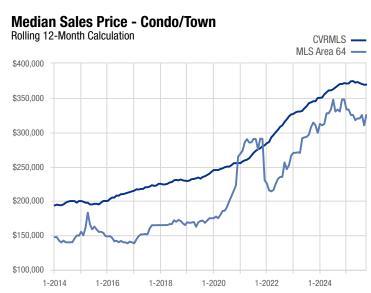
64-Chesterfield

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	41	42	+ 2.4%	436	466	+ 6.9%	
Pending Sales	27	39	+ 44.4%	366	388	+ 6.0%	
Closed Sales	34	45	+ 32.4%	347	372	+ 7.2%	
Days on Market Until Sale	17	16	- 5.9%	16	17	+ 6.3%	
Median Sales Price*	\$449,475	\$699,900	+ 55.7%	\$550,000	\$675,000	+ 22.7%	
Average Sales Price*	\$629,313	\$720,424	+ 14.5%	\$641,136	\$710,109	+ 10.8%	
Percent of Original List Price Received*	101.1%	100.2%	- 0.9%	101.8%	100.4%	- 1.4%	
Inventory of Homes for Sale	55	49	- 10.9%		_	_	
Months Supply of Inventory	1.6	1.3	- 18.8%		_	_	

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	6	16	+ 166.7%	98	110	+ 12.2%	
Pending Sales	7	15	+ 114.3%	88	77	- 12.5%	
Closed Sales	7	9	+ 28.6%	86	69	- 19.8%	
Days on Market Until Sale	15	34	+ 126.7%	29	22	- 24.1%	
Median Sales Price*	\$290,000	\$449,880	+ 55.1%	\$349,995	\$325,000	- 7.1%	
Average Sales Price*	\$281,143	\$419,687	+ 49.3%	\$350,210	\$349,472	- 0.2%	
Percent of Original List Price Received*	100.4%	97.2%	- 3.2%	99.5%	98.3%	- 1.2%	
Inventory of Homes for Sale	7	20	+ 185.7%		_	_	
Months Supply of Inventory	0.8	2.5	+ 212.5%		_	_	

^{*} 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.





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.