

Local Market Update – January 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

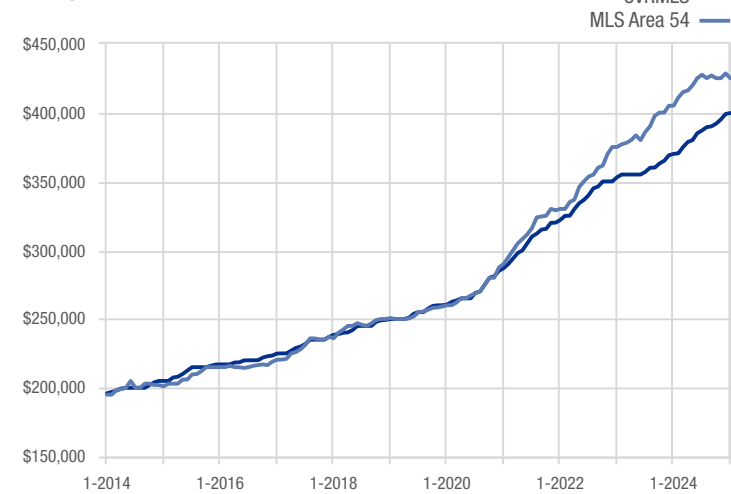
54-Chesterfield

Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	117	139	+ 18.8%	117	139	+ 18.8%
Pending Sales	105	87	- 17.1%	105	87	- 17.1%
Closed Sales	71	89	+ 25.4%	71	89	+ 25.4%
Days on Market Until Sale	36	27	- 25.0%	36	27	- 25.0%
Median Sales Price*	\$399,000	\$400,993	+ 0.5%	\$399,000	\$400,993	+ 0.5%
Average Sales Price*	\$460,683	\$441,600	- 4.1%	\$460,683	\$441,600	- 4.1%
Percent of Original List Price Received*	100.3%	99.4%	- 0.9%	100.3%	99.4%	- 0.9%
Inventory of Homes for Sale	184	162	- 12.0%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

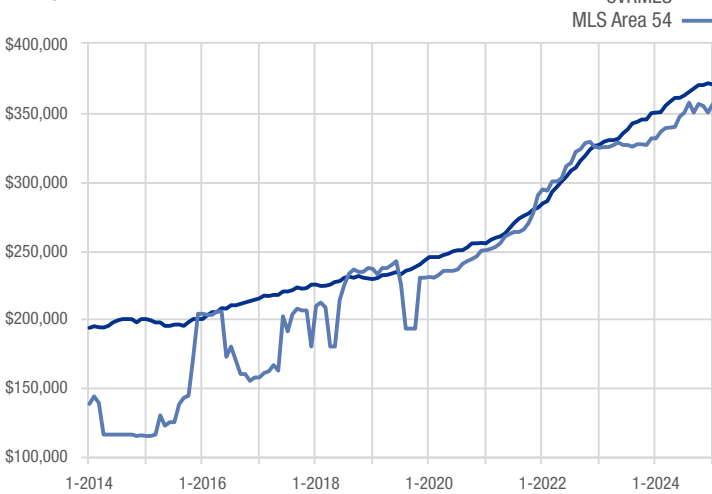
Condo/Town	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	25	27	+ 8.0%	25	27	+ 8.0%
Pending Sales	18	15	- 16.7%	18	15	- 16.7%
Closed Sales	16	9	- 43.8%	16	9	- 43.8%
Days on Market Until Sale	17	29	+ 70.6%	17	29	+ 70.6%
Median Sales Price*	\$328,683	\$342,000	+ 4.1%	\$328,683	\$342,000	+ 4.1%
Average Sales Price*	\$330,672	\$324,652	- 1.8%	\$330,672	\$324,652	- 1.8%
Percent of Original List Price Received*	102.4%	98.7%	- 3.6%	102.4%	98.7%	- 3.6%
Inventory of Homes for Sale	73	90	+ 23.3%	—	—	—
Months Supply of Inventory	4.1	4.4	+ 7.3%	—	—	—

* 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.