

Local Market Update – January 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

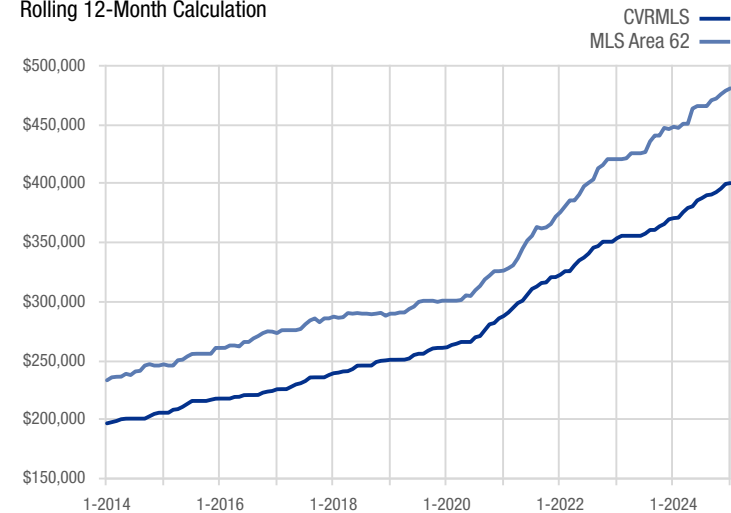
Single Family	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	107	134	+ 25.2%	107	134	+ 25.2%
Pending Sales	95	104	+ 9.5%	95	104	+ 9.5%
Closed Sales	67	64	- 4.5%	67	64	- 4.5%
Days on Market Until Sale	33	36	+ 9.1%	33	36	+ 9.1%
Median Sales Price*	\$469,950	\$475,000	+ 1.1%	\$469,950	\$475,000	+ 1.1%
Average Sales Price*	\$483,015	\$563,465	+ 16.7%	\$483,015	\$563,465	+ 16.7%
Percent of Original List Price Received*	99.3%	99.9%	+ 0.6%	99.3%	99.9%	+ 0.6%
Inventory of Homes for Sale	144	146	+ 1.4%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	48	39	- 18.8%	48	39	- 18.8%
Pending Sales	37	38	+ 2.7%	37	38	+ 2.7%
Closed Sales	26	28	+ 7.7%	26	28	+ 7.7%
Days on Market Until Sale	24	37	+ 54.2%	24	37	+ 54.2%
Median Sales Price*	\$395,753	\$388,750	- 1.8%	\$395,753	\$388,750	- 1.8%
Average Sales Price*	\$392,597	\$369,303	- 5.9%	\$392,597	\$369,303	- 5.9%
Percent of Original List Price Received*	101.1%	99.3%	- 1.8%	101.1%	99.3%	- 1.8%
Inventory of Homes for Sale	67	72	+ 7.5%	—	—	—
Months Supply of Inventory	1.6	2.0	+ 25.0%	—	—	—

* 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.

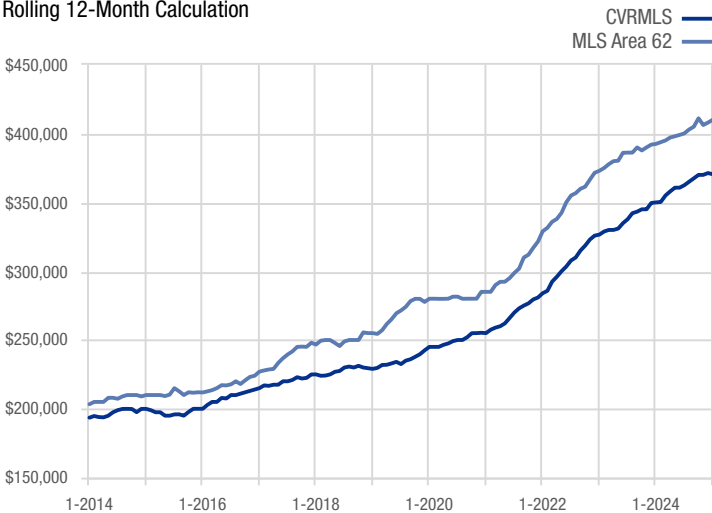
Median Sales Price - Single-Family

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.