

Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

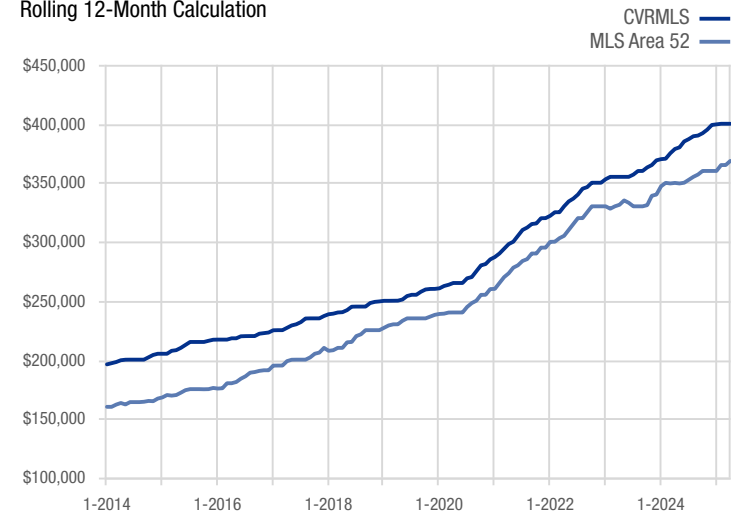
Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	140	132	- 5.7%	452	407	- 10.0%
Pending Sales	112	116	+ 3.6%	370	362	- 2.2%
Closed Sales	86	82	- 4.7%	309	288	- 6.8%
Days on Market Until Sale	21	27	+ 28.6%	23	40	+ 73.9%
Median Sales Price*	\$348,000	\$375,000	+ 7.8%	\$355,000	\$379,975	+ 7.0%
Average Sales Price*	\$378,034	\$382,896	+ 1.3%	\$379,177	\$385,091	+ 1.6%
Percent of Original List Price Received*	99.4%	99.7%	+ 0.3%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	170	122	- 28.2%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	8	15	+ 87.5%	41	40	- 2.4%
Pending Sales	7	10	+ 42.9%	41	36	- 12.2%
Closed Sales	12	7	- 41.7%	49	29	- 40.8%
Days on Market Until Sale	32	20	- 37.5%	36	34	- 5.6%
Median Sales Price*	\$338,633	\$333,000	- 1.7%	\$338,960	\$333,000	- 1.8%
Average Sales Price*	\$331,121	\$289,463	- 12.6%	\$316,588	\$317,300	+ 0.2%
Percent of Original List Price Received*	99.4%	100.0%	+ 0.6%	99.3%	98.3%	- 1.0%
Inventory of Homes for Sale	6	16	+ 166.7%	—	—	—
Months Supply of Inventory	0.5	2.0	+ 300.0%	—	—	—

* 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.

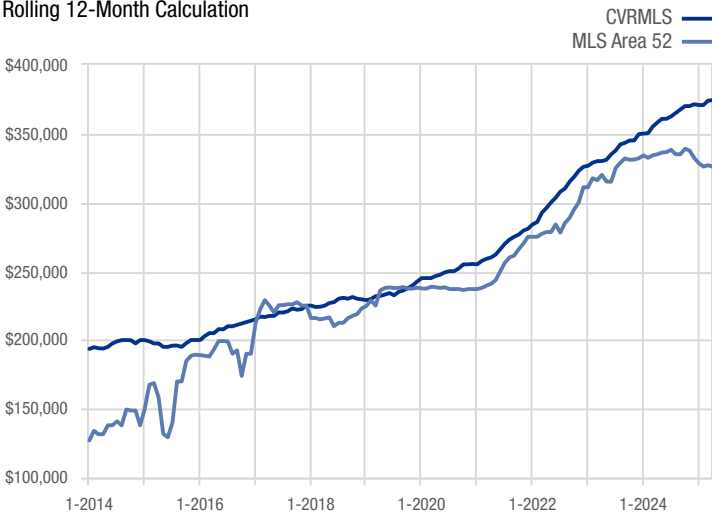
Median Sales Price - Single-Family

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.