

Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

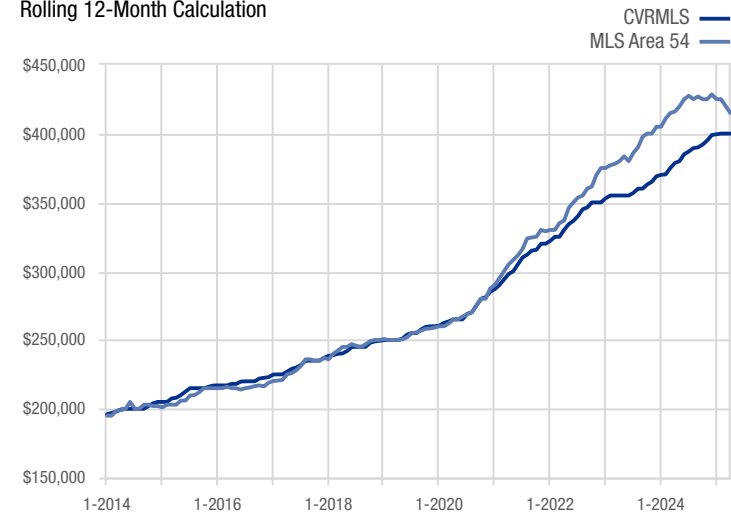
Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	172	186	+ 8.1%	590	594	+ 0.7%
Pending Sales	149	132	- 11.4%	510	435	- 14.7%
Closed Sales	134	112	- 16.4%	429	372	- 13.3%
Days on Market Until Sale	26	29	+ 11.5%	32	32	0.0%
Median Sales Price*	\$453,285	\$413,500	- 8.8%	\$430,000	\$400,497	- 6.9%
Average Sales Price*	\$470,949	\$459,258	- 2.5%	\$464,857	\$447,885	- 3.7%
Percent of Original List Price Received*	101.8%	99.6%	- 2.2%	101.3%	99.6%	- 1.7%
Inventory of Homes for Sale	190	200	+ 5.3%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	36	24	- 33.3%	105	112	+ 6.7%
Pending Sales	17	21	+ 23.5%	84	78	- 7.1%
Closed Sales	29	18	- 37.9%	91	53	- 41.8%
Days on Market Until Sale	36	70	+ 94.4%	38	61	+ 60.5%
Median Sales Price*	\$329,990	\$334,250	+ 1.3%	\$343,990	\$347,170	+ 0.9%
Average Sales Price*	\$336,342	\$353,162	+ 5.0%	\$347,238	\$357,679	+ 3.0%
Percent of Original List Price Received*	100.8%	99.1%	- 1.7%	100.7%	97.8%	- 2.9%
Inventory of Homes for Sale	72	62	- 13.9%	—	—	—
Months Supply of Inventory	4.0	3.1	- 22.5%	—	—	—

* 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.

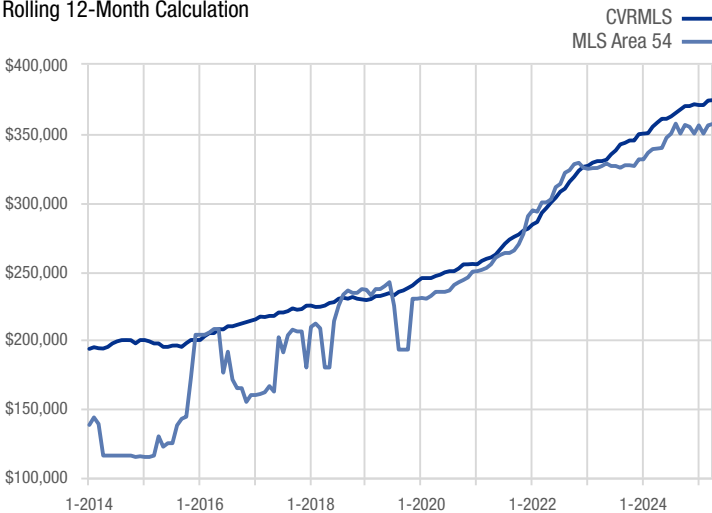
Median Sales Price - Single-Family

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.