

Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

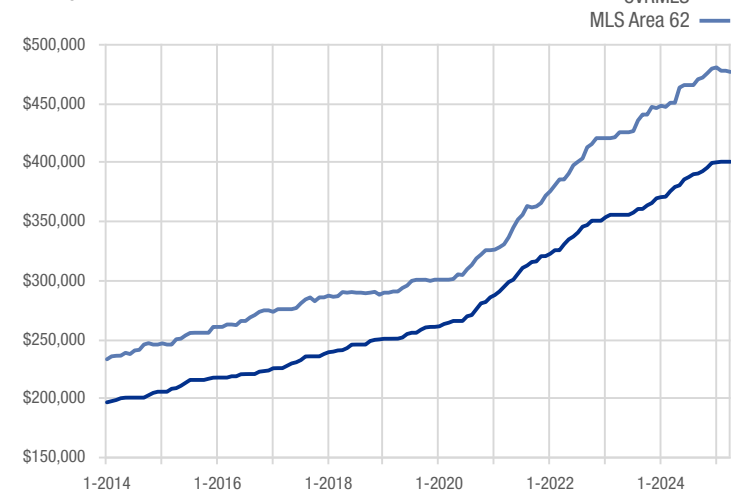
62-Chesterfield

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	142	211	+ 48.6%	492	649	+ 31.9%
Pending Sales	133	164	+ 23.3%	449	501	+ 11.6%
Closed Sales	110	120	+ 9.1%	348	377	+ 8.3%
Days on Market Until Sale	26	25	- 3.8%	27	29	+ 7.4%
Median Sales Price*	\$499,500	\$510,000	+ 2.1%	\$480,000	\$475,595	- 0.9%
Average Sales Price*	\$550,127	\$546,529	- 0.7%	\$520,301	\$533,533	+ 2.5%
Percent of Original List Price Received*	104.1%	102.3%	- 1.7%	101.3%	100.8%	- 0.5%
Inventory of Homes for Sale	126	204	+ 61.9%	—	—	—
Months Supply of Inventory	1.2	1.8	+ 50.0%	—	—	—

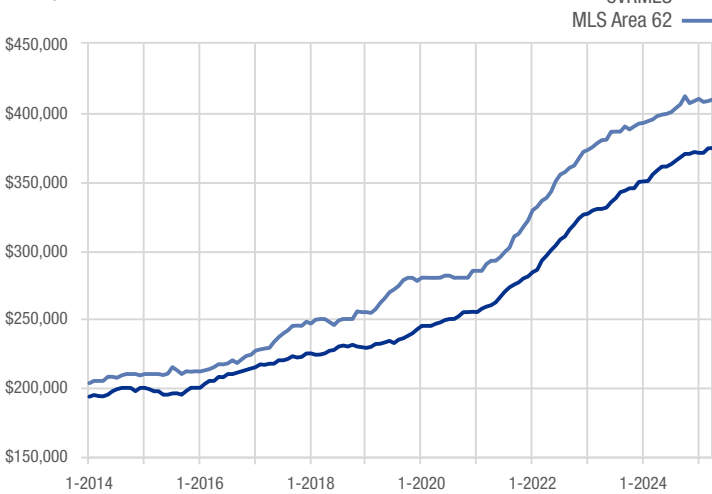
Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	49	65	+ 32.7%	211	211	0.0%
Pending Sales	51	45	- 11.8%	171	157	- 8.2%
Closed Sales	38	41	+ 7.9%	142	131	- 7.7%
Days on Market Until Sale	22	51	+ 131.8%	29	49	+ 69.0%
Median Sales Price*	\$412,670	\$418,245	+ 1.4%	\$408,428	\$410,000	+ 0.4%
Average Sales Price*	\$396,524	\$410,839	+ 3.6%	\$404,428	\$390,168	- 3.5%
Percent of Original List Price Received*	101.7%	99.3%	- 2.4%	101.2%	99.0%	- 2.2%
Inventory of Homes for Sale	76	108	+ 42.1%	—	—	—
Months Supply of Inventory	2.0	3.1	+ 55.0%	—	—	—

* 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



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.