

# Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 64

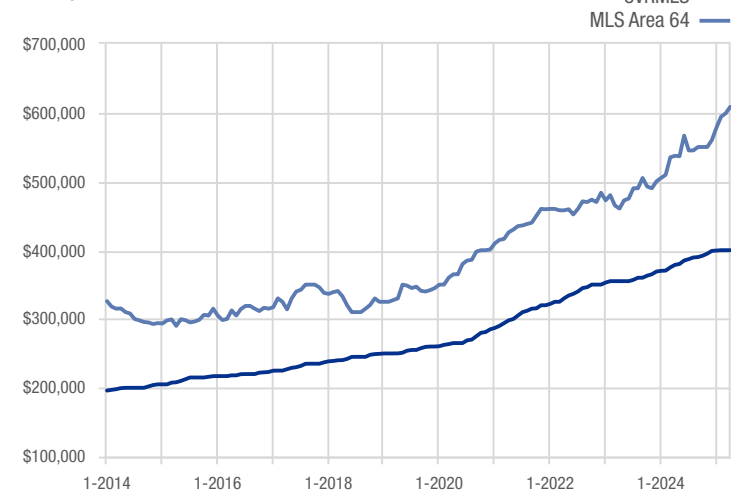
64-Chesterfield

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	60	69	+ 15.0%	153	170	+ 11.1%
Pending Sales	37	52	+ 40.5%	124	137	+ 10.5%
Closed Sales	23	35	+ 52.2%	94	105	+ 11.7%
Days on Market Until Sale	21	10	- 52.4%	23	25	+ 8.7%
Median Sales Price*	\$450,000	\$770,000	+ 71.1%	\$492,500	\$675,000	+ 37.1%
Average Sales Price*	\$623,628	\$723,626	+ 16.0%	\$614,269	\$686,011	+ 11.7%
Percent of Original List Price Received*	102.9%	102.1%	- 0.8%	101.3%	100.2%	- 1.1%
Inventory of Homes for Sale	45	48	+ 6.7%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

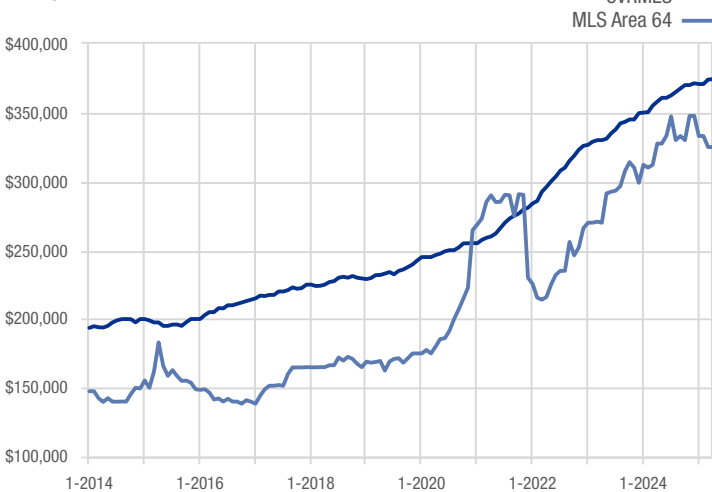
Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	12	15	+ 25.0%	40	36	- 10.0%
Pending Sales	12	6	- 50.0%	34	24	- 29.4%
Closed Sales	13	7	- 46.2%	30	22	- 26.7%
Days on Market Until Sale	16	9	- 43.8%	25	17	- 32.0%
Median Sales Price*	\$350,000	\$420,000	+ 20.0%	\$350,000	\$327,475	- 6.4%
Average Sales Price*	\$356,835	\$419,149	+ 17.5%	\$346,051	\$348,136	+ 0.6%
Percent of Original List Price Received*	101.8%	100.2%	- 1.6%	100.5%	98.2%	- 2.3%
Inventory of Homes for Sale	12	13	+ 8.3%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

\* 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.