

Local Market Update – May 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

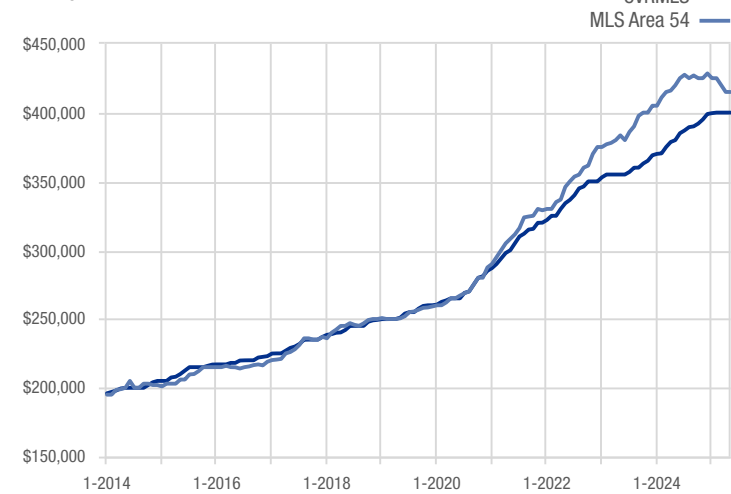
54-Chesterfield

Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	150	185	+ 23.3%	740	783	+ 5.8%
Pending Sales	125	141	+ 12.8%	635	570	- 10.2%
Closed Sales	160	132	- 17.5%	589	504	- 14.4%
Days on Market Until Sale	23	27	+ 17.4%	29	31	+ 6.9%
Median Sales Price*	\$412,876	\$411,000	- 0.5%	\$425,000	\$405,500	- 4.6%
Average Sales Price*	\$463,753	\$449,191	- 3.1%	\$464,557	\$448,227	- 3.5%
Percent of Original List Price Received*	101.9%	100.1%	- 1.8%	101.4%	99.7%	- 1.7%
Inventory of Homes for Sale	191	205	+ 7.3%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

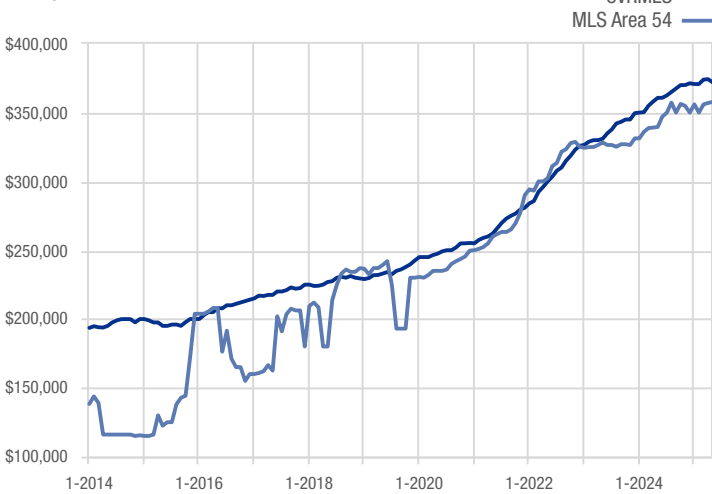
Condo/Town	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	14	54	+ 285.7%	119	156	+ 31.1%
Pending Sales	22	25	+ 13.6%	106	87	- 17.9%
Closed Sales	14	17	+ 21.4%	105	70	- 33.3%
Days on Market Until Sale	39	45	+ 15.4%	38	57	+ 50.0%
Median Sales Price*	\$323,588	\$356,210	+ 10.1%	\$335,000	\$352,495	+ 5.2%
Average Sales Price*	\$307,234	\$354,348	+ 15.3%	\$341,904	\$356,870	+ 4.4%
Percent of Original List Price Received*	99.9%	99.0%	- 0.9%	100.6%	98.1%	- 2.5%
Inventory of Homes for Sale	54	86	+ 59.3%	—	—	—
Months Supply of Inventory	3.0	5.2	+ 73.3%	—	—	—

* 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.