

Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

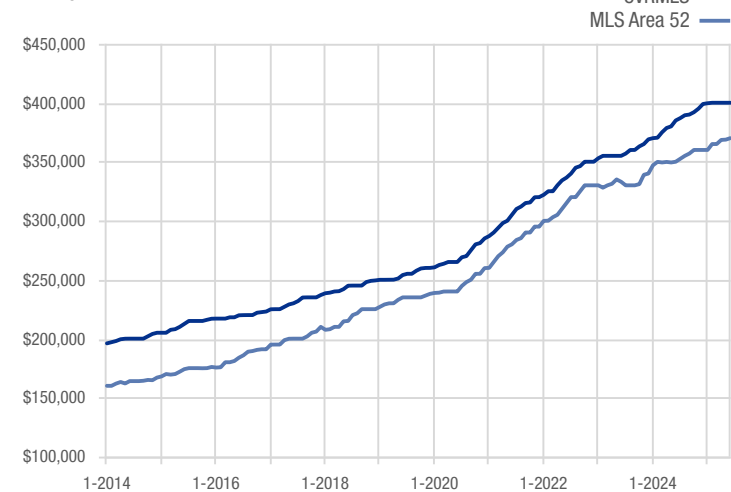
52-Chesterfield

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	119	124	+ 4.2%	691	673	- 2.6%
Pending Sales	79	99	+ 25.3%	560	541	- 3.4%
Closed Sales	116	107	- 7.8%	528	503	- 4.7%
Days on Market Until Sale	29	24	- 17.2%	24	33	+ 37.5%
Median Sales Price*	\$365,500	\$371,100	+ 1.5%	\$359,950	\$372,000	+ 3.3%
Average Sales Price*	\$388,848	\$383,236	- 1.4%	\$379,904	\$385,799	+ 1.6%
Percent of Original List Price Received*	100.3%	100.2%	- 0.1%	100.6%	99.6%	- 1.0%
Inventory of Homes for Sale	184	165	- 10.3%	—	—	—
Months Supply of Inventory	2.1	1.9	- 9.5%	—	—	—

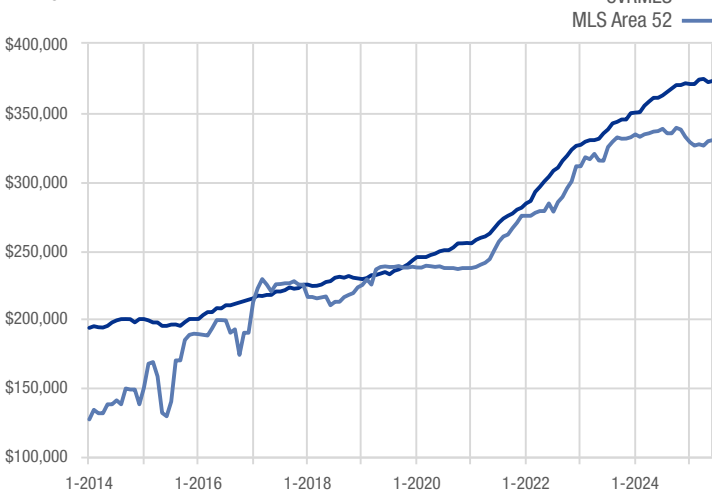
Condo/Town	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	10	12	+ 20.0%	65	69	+ 6.2%
Pending Sales	7	9	+ 28.6%	54	54	0.0%
Closed Sales	7	13	+ 85.7%	64	49	- 23.4%
Days on Market Until Sale	21	30	+ 42.9%	33	34	+ 3.0%
Median Sales Price*	\$331,475	\$335,000	+ 1.1%	\$339,060	\$335,000	- 1.2%
Average Sales Price*	\$326,771	\$310,602	- 4.9%	\$321,338	\$318,299	- 0.9%
Percent of Original List Price Received*	99.1%	99.9%	+ 0.8%	99.2%	98.7%	- 0.5%
Inventory of Homes for Sale	14	19	+ 35.7%	—	—	—
Months Supply of Inventory	1.4	2.3	+ 64.3%	—	—	—

* 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.