

Local Market Update – July 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

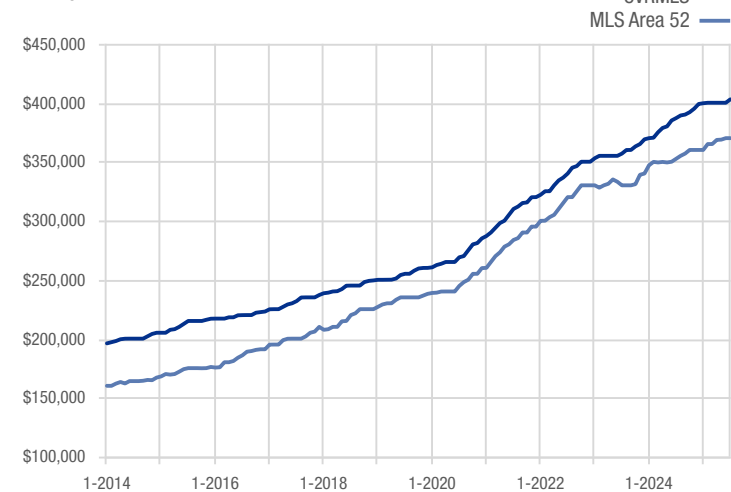
52-Chesterfield

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	107	134	+ 25.2%	798	812	+ 1.8%
Pending Sales	81	100	+ 23.5%	641	640	- 0.2%
Closed Sales	84	96	+ 14.3%	612	600	- 2.0%
Days on Market Until Sale	24	23	- 4.2%	24	31	+ 29.2%
Median Sales Price*	\$368,750	\$375,000	+ 1.7%	\$360,000	\$372,750	+ 3.5%
Average Sales Price*	\$394,776	\$392,976	- 0.5%	\$381,945	\$386,879	+ 1.3%
Percent of Original List Price Received*	100.9%	99.2%	- 1.7%	100.6%	99.5%	- 1.1%
Inventory of Homes for Sale	177	181	+ 2.3%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

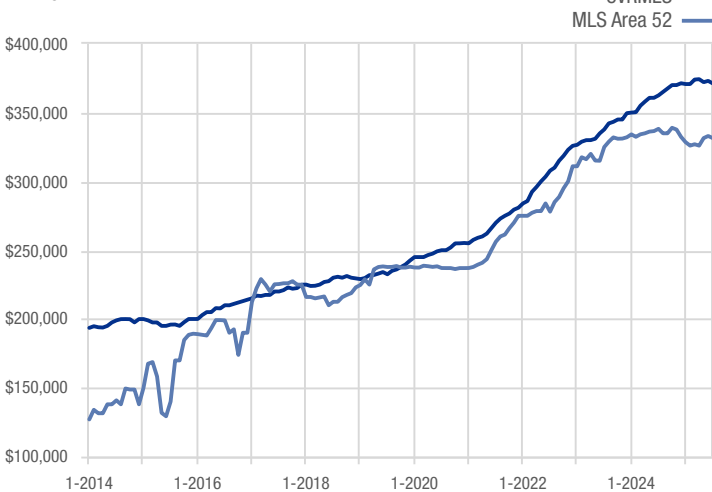
Condo/Town	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	5	16	+ 220.0%	70	86	+ 22.9%
Pending Sales	13	13	0.0%	67	67	0.0%
Closed Sales	11	8	- 27.3%	75	57	- 24.0%
Days on Market Until Sale	26	25	- 3.8%	32	33	+ 3.1%
Median Sales Price*	\$321,000	\$324,500	+ 1.1%	\$338,960	\$335,000	- 1.2%
Average Sales Price*	\$308,180	\$306,550	- 0.5%	\$319,408	\$318,171	- 0.4%
Percent of Original List Price Received*	99.2%	98.7%	- 0.5%	99.2%	98.8%	- 0.4%
Inventory of Homes for Sale	3	20	+ 566.7%	—	—	—
Months Supply of Inventory	0.3	2.4	+ 700.0%	—	—	—

* 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.