

# Local Market Update – September 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 52

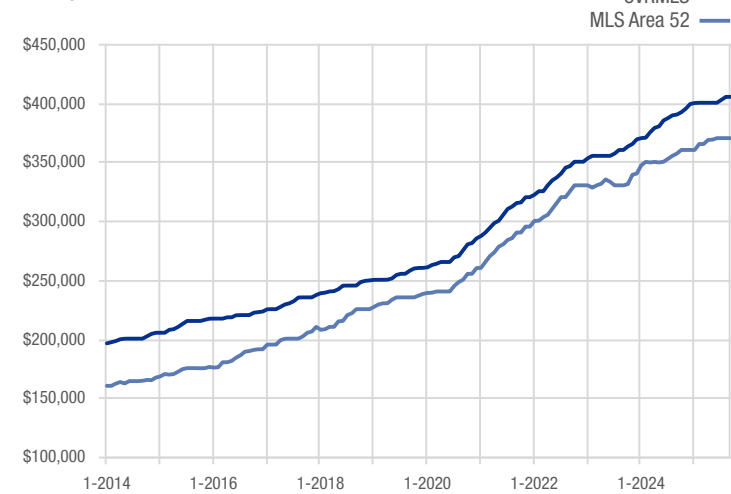
52-Chesterfield

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	109	117	+ 7.3%	1,032	1,057	+ 2.4%
Pending Sales	91	99	+ 8.8%	819	832	+ 1.6%
Closed Sales	92	105	+ 14.1%	789	805	+ 2.0%
Days on Market Until Sale	36	37	+ 2.8%	26	32	+ 23.1%
Median Sales Price*	\$358,200	\$370,000	+ 3.3%	\$360,000	\$375,000	+ 4.2%
Average Sales Price*	\$381,219	\$392,684	+ 3.0%	\$383,092	\$387,950	+ 1.3%
Percent of Original List Price Received*	100.3%	98.3%	- 2.0%	100.5%	99.3%	- 1.2%
Inventory of Homes for Sale	187	180	- 3.7%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

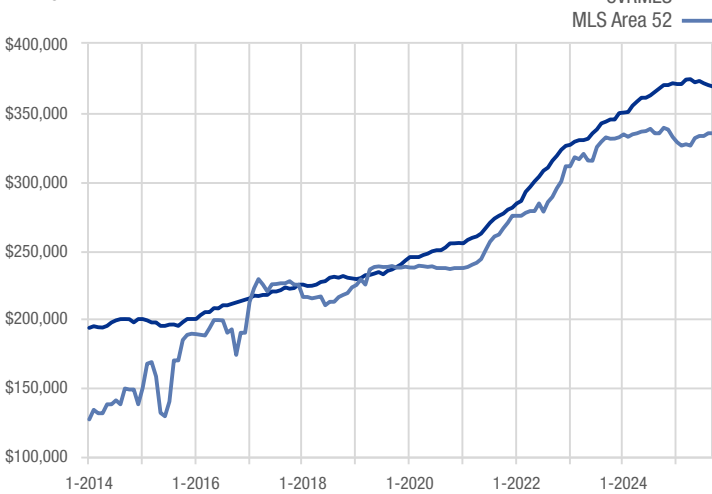
Condo/Town	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	12	16	+ 33.3%	96	113	+ 17.7%
Pending Sales	6	4	- 33.3%	81	81	0.0%
Closed Sales	5	9	+ 80.0%	91	76	- 16.5%
Days on Market Until Sale	14	21	+ 50.0%	30	32	+ 6.7%
Median Sales Price*	\$379,900	\$349,000	- 8.1%	\$336,365	\$335,000	- 0.4%
Average Sales Price*	\$336,614	\$338,763	+ 0.6%	\$314,221	\$320,276	+ 1.9%
Percent of Original List Price Received*	98.8%	98.4%	- 0.4%	99.2%	98.7%	- 0.5%
Inventory of Homes for Sale	14	28	+ 100.0%	—	—	—
Months Supply of Inventory	1.5	3.3	+ 120.0%	—	—	—

\* 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.