

Local Market Update – September 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

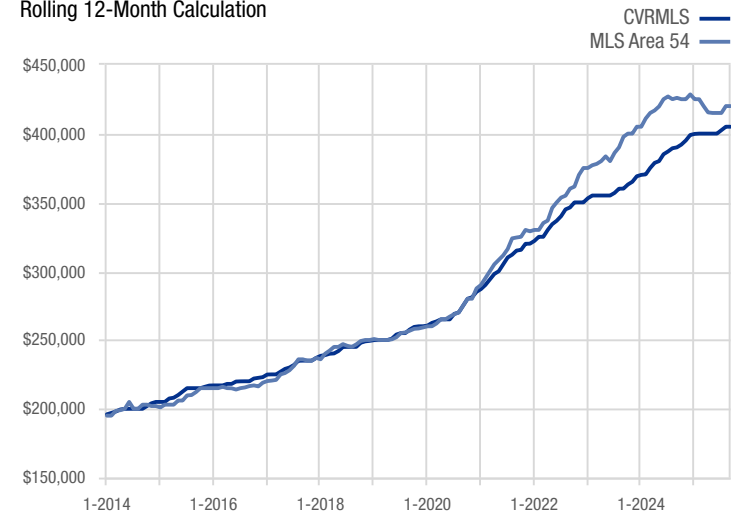
Single Family	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	145	157	+ 8.3%	1,364	1,409	+ 3.3%
Pending Sales	109	127	+ 16.5%	1,117	1,036	- 7.3%
Closed Sales	127	107	- 15.7%	1,114	983	- 11.8%
Days on Market Until Sale	40	34	- 15.0%	29	27	- 6.9%
Median Sales Price*	\$446,500	\$454,990	+ 1.9%	\$428,500	\$416,750	- 2.7%
Average Sales Price*	\$479,076	\$490,482	+ 2.4%	\$466,812	\$461,494	- 1.1%
Percent of Original List Price Received*	100.5%	98.8%	- 1.7%	101.2%	99.8%	- 1.4%
Inventory of Homes for Sale	236	241	+ 2.1%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

Condo/Town	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	17	19	+ 11.8%	216	269	+ 24.5%
Pending Sales	21	23	+ 9.5%	186	169	- 9.1%
Closed Sales	15	25	+ 66.7%	176	165	- 6.3%
Days on Market Until Sale	21	39	+ 85.7%	42	52	+ 23.8%
Median Sales Price*	\$341,175	\$357,000	+ 4.6%	\$349,495	\$360,990	+ 3.3%
Average Sales Price*	\$344,677	\$355,731	+ 3.2%	\$347,249	\$357,204	+ 2.9%
Percent of Original List Price Received*	101.2%	98.6%	- 2.6%	100.5%	97.8%	- 2.7%
Inventory of Homes for Sale	43	87	+ 102.3%	—	—	—
Months Supply of Inventory	2.3	5.2	+ 126.1%	—	—	—

* 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.

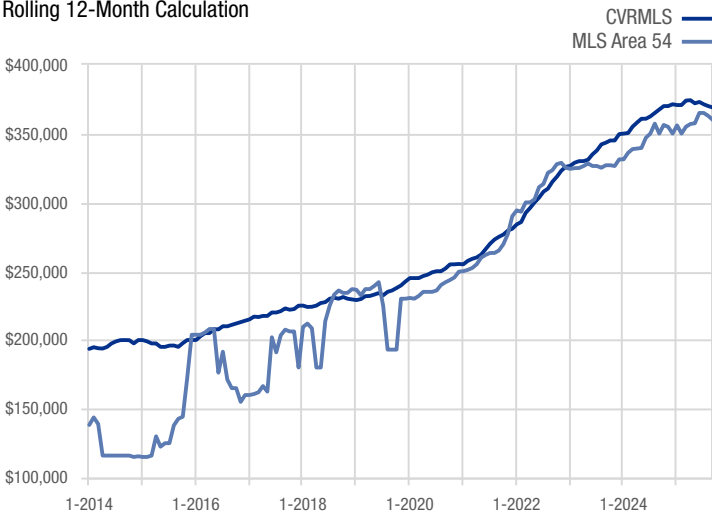
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



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.