

Local Market Update – September 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

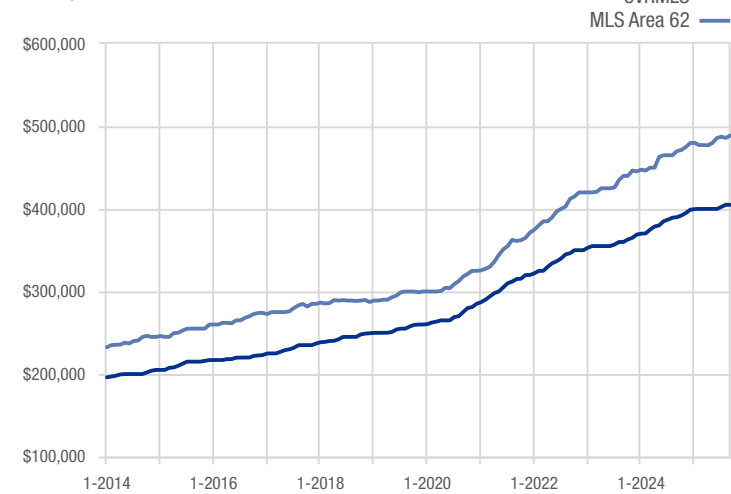
62-Chesterfield

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	159	155	- 2.5%	1,287	1,502	+ 16.7%
Pending Sales	117	120	+ 2.6%	1,045	1,185	+ 13.4%
Closed Sales	103	116	+ 12.6%	974	1,093	+ 12.2%
Days on Market Until Sale	22	33	+ 50.0%	22	26	+ 18.2%
Median Sales Price*	\$460,000	\$493,830	+ 7.4%	\$485,000	\$492,250	+ 1.5%
Average Sales Price*	\$511,533	\$544,768	+ 6.5%	\$532,274	\$554,037	+ 4.1%
Percent of Original List Price Received*	101.1%	101.1%	0.0%	101.7%	100.6%	- 1.1%
Inventory of Homes for Sale	209	222	+ 6.2%	—	—	—
Months Supply of Inventory	2.0	1.8	- 10.0%	—	—	—

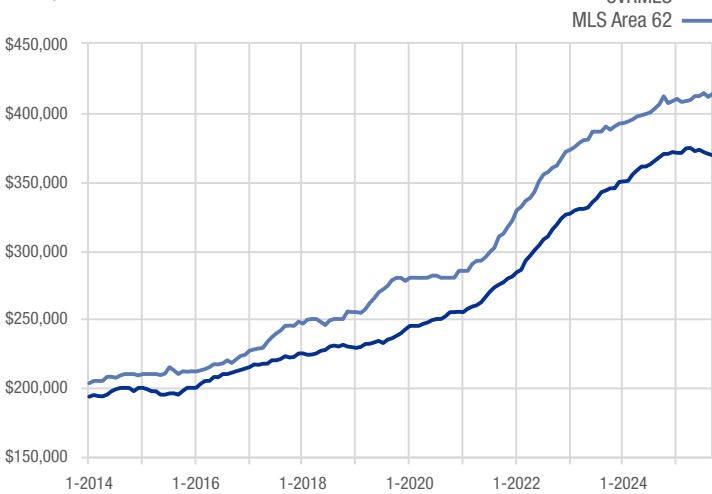
Condo/Town	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	43	57	+ 32.6%	444	519	+ 16.9%
Pending Sales	41	46	+ 12.2%	361	357	- 1.1%
Closed Sales	31	34	+ 9.7%	349	350	+ 0.3%
Days on Market Until Sale	25	38	+ 52.0%	30	38	+ 26.7%
Median Sales Price*	\$400,000	\$424,568	+ 6.1%	\$409,990	\$414,783	+ 1.2%
Average Sales Price*	\$396,681	\$408,748	+ 3.0%	\$404,643	\$399,483	- 1.3%
Percent of Original List Price Received*	99.6%	97.7%	- 1.9%	100.7%	99.0%	- 1.7%
Inventory of Homes for Sale	75	116	+ 54.7%	—	—	—
Months Supply of Inventory	2.0	3.1	+ 55.0%	—	—	—

* 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.