

Local Market Update – September 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

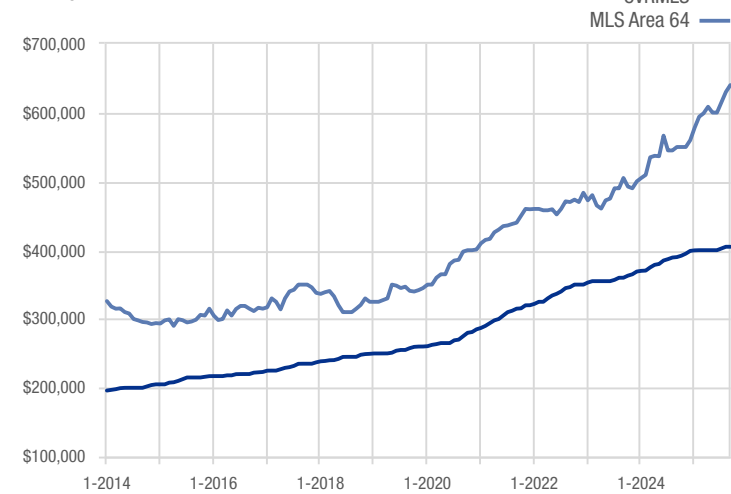
64-Chesterfield

Single Family	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	34	55	+ 61.8%	395	422	+ 6.8%
Pending Sales	33	39	+ 18.2%	339	349	+ 2.9%
Closed Sales	38	35	- 7.9%	313	327	+ 4.5%
Days on Market Until Sale	23	15	- 34.8%	16	17	+ 6.3%
Median Sales Price*	\$650,000	\$780,750	+ 20.1%	\$570,000	\$667,475	+ 17.1%
Average Sales Price*	\$686,324	\$729,841	+ 6.3%	\$642,420	\$708,686	+ 10.3%
Percent of Original List Price Received*	99.5%	99.0%	- 0.5%	101.9%	100.4%	- 1.5%
Inventory of Homes for Sale	47	50	+ 6.4%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

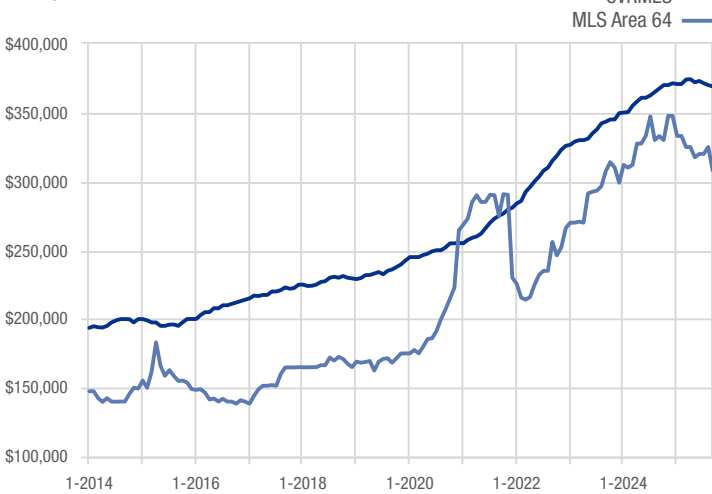
Condo/Town	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	8	18	+ 125.0%	92	94	+ 2.2%
Pending Sales	8	5	- 37.5%	81	63	- 22.2%
Closed Sales	8	3	- 62.5%	79	59	- 25.3%
Days on Market Until Sale	38	74	+ 94.7%	30	19	- 36.7%
Median Sales Price*	\$430,000	\$249,000	- 42.1%	\$350,000	\$315,000	- 10.0%
Average Sales Price*	\$503,249	\$271,633	- 46.0%	\$356,330	\$336,719	- 5.5%
Percent of Original List Price Received*	97.7%	90.5%	- 7.4%	99.4%	98.4%	- 1.0%
Inventory of Homes for Sale	10	20	+ 100.0%	—	—	—
Months Supply of Inventory	1.2	2.7	+ 125.0%	—	—	—

* 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.