

Local Market Update – October 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

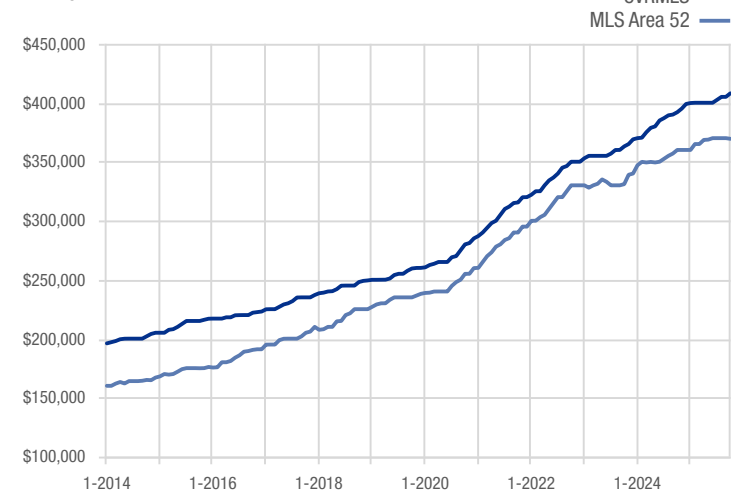
52-Chesterfield

Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	129	126	- 2.3%	1,161	1,189	+ 2.4%
Pending Sales	97	117	+ 20.6%	916	947	+ 3.4%
Closed Sales	90	100	+ 11.1%	879	905	+ 3.0%
Days on Market Until Sale	23	26	+ 13.0%	25	31	+ 24.0%
Median Sales Price*	\$370,000	\$359,000	- 3.0%	\$360,000	\$371,100	+ 3.1%
Average Sales Price*	\$373,074	\$369,899	- 0.9%	\$382,066	\$385,955	+ 1.0%
Percent of Original List Price Received*	99.4%	98.3%	- 1.1%	100.4%	99.2%	- 1.2%
Inventory of Homes for Sale	199	171	- 14.1%	—	—	—
Months Supply of Inventory	2.3	1.9	- 17.4%	—	—	—

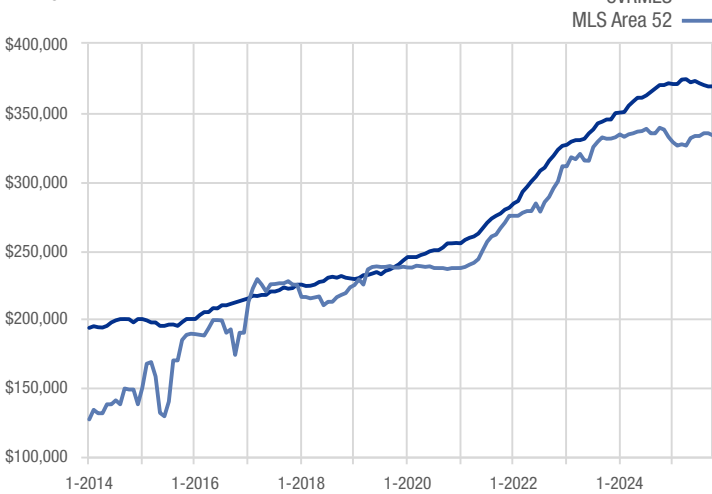
Condo/Town	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	11	11	0.0%	107	124	+ 15.9%
Pending Sales	6	11	+ 83.3%	87	92	+ 5.7%
Closed Sales	9	10	+ 11.1%	100	86	- 14.0%
Days on Market Until Sale	10	32	+ 220.0%	28	32	+ 14.3%
Median Sales Price*	\$240,000	\$288,000	+ 20.0%	\$334,788	\$334,000	- 0.2%
Average Sales Price*	\$264,487	\$275,816	+ 4.3%	\$309,745	\$315,107	+ 1.7%
Percent of Original List Price Received*	99.5%	97.5%	- 2.0%	99.2%	98.6%	- 0.6%
Inventory of Homes for Sale	18	22	+ 22.2%	—	—	—
Months Supply of Inventory	2.0	2.5	+ 25.0%	—	—	—

* 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.