

Local Market Update – October 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

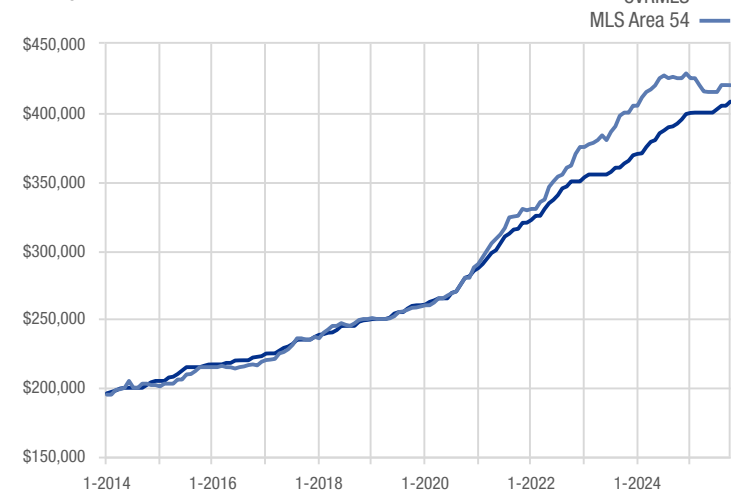
54-Chesterfield

Single Family	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	150	159	+ 6.0%	1,515	1,573	+ 3.8%
Pending Sales	118	125	+ 5.9%	1,235	1,155	- 6.5%
Closed Sales	134	114	- 14.9%	1,248	1,097	- 12.1%
Days on Market Until Sale	37	28	- 24.3%	30	27	- 10.0%
Median Sales Price*	\$412,500	\$409,500	- 0.7%	\$425,000	\$415,000	- 2.4%
Average Sales Price*	\$465,458	\$438,296	- 5.8%	\$466,667	\$459,081	- 1.6%
Percent of Original List Price Received*	100.7%	98.3%	- 2.4%	101.1%	99.7%	- 1.4%
Inventory of Homes for Sale	231	249	+ 7.8%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

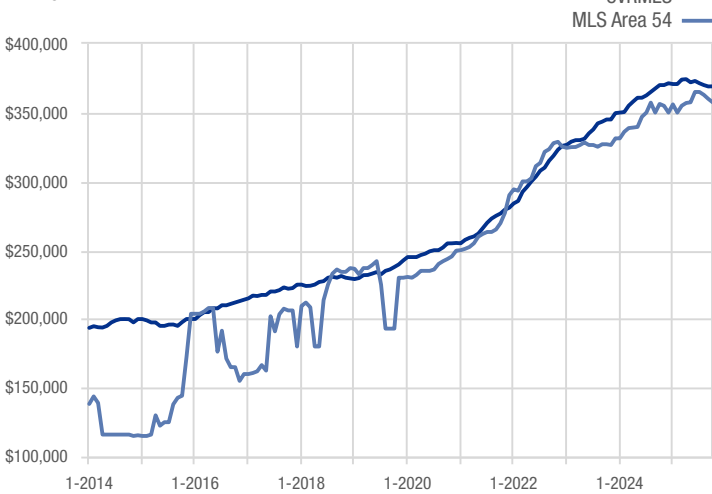
Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	39	31	- 20.5%	255	301	+ 18.0%
Pending Sales	15	19	+ 26.7%	201	186	- 7.5%
Closed Sales	28	14	- 50.0%	204	179	- 12.3%
Days on Market Until Sale	91	85	- 6.6%	49	54	+ 10.2%
Median Sales Price*	\$365,750	\$318,000	- 13.1%	\$353,490	\$359,990	+ 1.8%
Average Sales Price*	\$386,182	\$323,782	- 16.2%	\$352,592	\$354,590	+ 0.6%
Percent of Original List Price Received*	100.6%	96.8%	- 3.8%	100.6%	97.7%	- 2.9%
Inventory of Homes for Sale	51	90	+ 76.5%	—	—	—
Months Supply of Inventory	2.8	5.3	+ 89.3%	—	—	—

* 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.