

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	81	53	- 34.6%	1,331	1,331	0.0%
Pending Sales	77	64	- 16.9%	1,060	1,080	+ 1.9%
Closed Sales	80	93	+ 16.3%	1,054	1,073	+ 1.8%
Days on Market Until Sale	33	34	+ 3.0%	26	32	+ 23.1%
Median Sales Price*	\$365,000	\$356,000	- 2.5%	\$360,000	\$369,000	+ 2.5%
Average Sales Price*	\$371,932	\$372,118	+ 0.1%	\$379,582	\$385,014	+ 1.4%
Percent of Original List Price Received*	97.5%	98.5%	+ 1.0%	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	163	126	- 22.7%	—	—	—
Months Supply of Inventory	1.8	1.4	- 22.2%	—	—	—

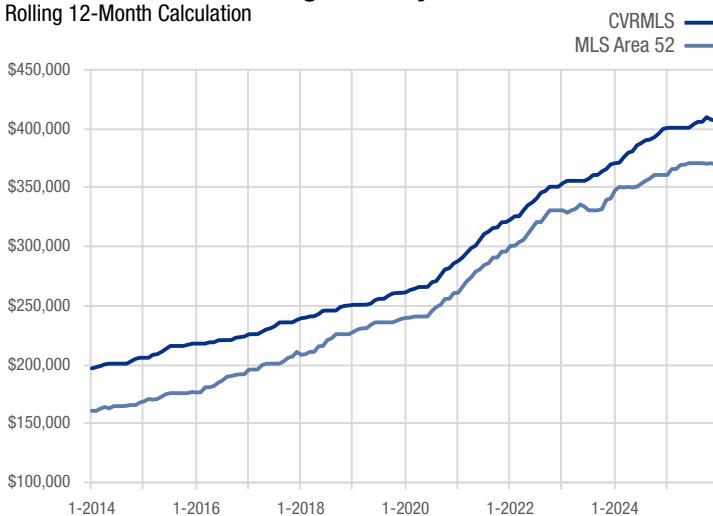
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	10	7	- 30.0%	127	139	+ 9.4%
Pending Sales	5	6	+ 20.0%	101	106	+ 5.0%
Closed Sales	8	10	+ 25.0%	114	105	- 7.9%
Days on Market Until Sale	23	36	+ 56.5%	27	32	+ 18.5%
Median Sales Price*	\$318,500	\$355,000	+ 11.5%	\$332,343	\$335,000	+ 0.8%
Average Sales Price*	\$307,914	\$357,073	+ 16.0%	\$310,303	\$317,289	+ 2.3%
Percent of Original List Price Received*	98.3%	100.7%	+ 2.4%	99.2%	98.7%	- 0.5%
Inventory of Homes for Sale	19	12	- 36.8%	—	—	—
Months Supply of Inventory	2.3	1.4	- 39.1%	—	—	—

* 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.

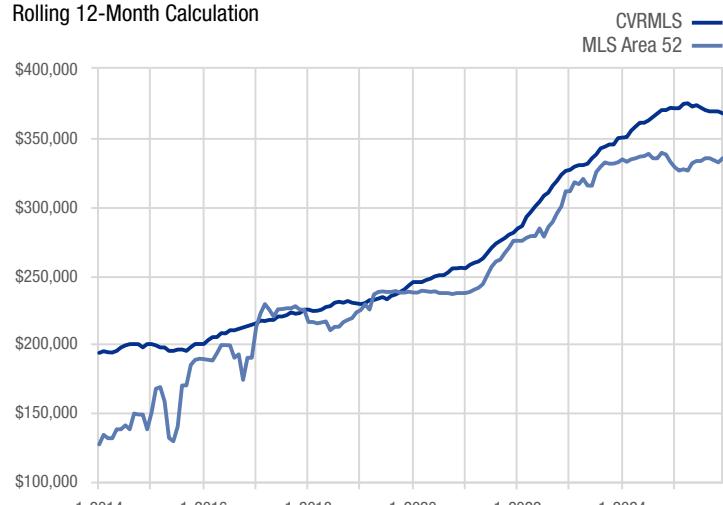
Median Sales Price - Single-Family

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.