

# Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 54

54-Chesterfield

### Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	73	57	- 21.9%	1,710	1,752	+ 2.5%
Pending Sales	88	88	0.0%	1,439	1,343	- 6.7%
Closed Sales	137	117	- 14.6%	1,488	1,318	- 11.4%
Days on Market Until Sale	42	31	- 26.2%	31	29	- 6.5%
Median Sales Price*	\$435,000	\$400,000	- 8.0%	\$428,500	\$417,000	- 2.7%
Average Sales Price*	\$475,934	\$429,434	- 9.8%	\$467,227	\$457,719	- 2.0%
Percent of Original List Price Received*	99.0%	97.8%	- 1.2%	100.8%	99.4%	- 1.4%
Inventory of Homes for Sale	161	168	+ 4.3%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

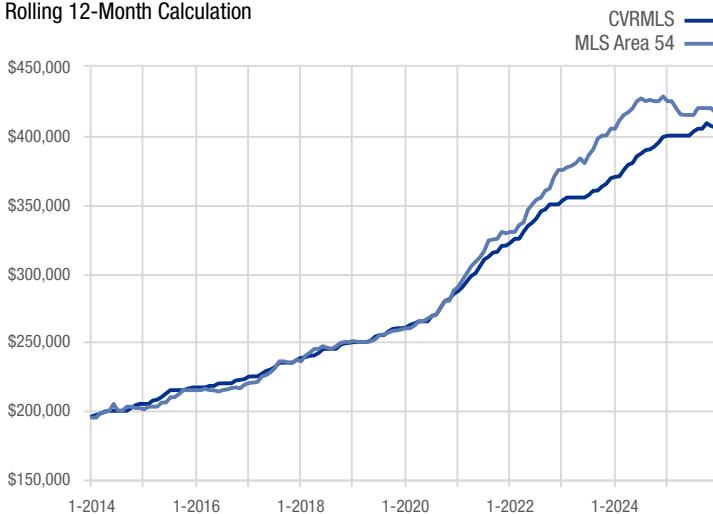
### Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	23	13	- 43.5%	314	348	+ 10.8%
Pending Sales	8	15	+ 87.5%	218	224	+ 2.8%
Closed Sales	16	27	+ 68.8%	244	227	- 7.0%
Days on Market Until Sale	100	67	- 33.0%	56	56	0.0%
Median Sales Price*	\$374,078	\$383,000	+ 2.4%	\$350,000	\$362,744	+ 3.6%
Average Sales Price*	\$369,823	\$371,032	+ 0.3%	\$353,492	\$358,829	+ 1.5%
Percent of Original List Price Received*	100.6%	97.2%	- 3.4%	100.5%	97.7%	- 2.8%
Inventory of Homes for Sale	77	72	- 6.5%	—	—	—
Months Supply of Inventory	4.2	3.9	- 7.1%	—	—	—

\* 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.

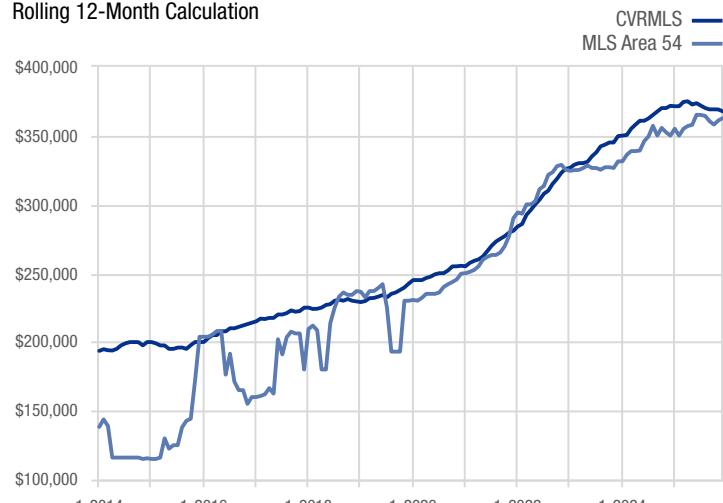
### Median Sales Price - Single-Family

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.