

# Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 62

62-Chesterfield

### Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	77	76	- 1.3%	1,634	1,830	+ 12.0%
Pending Sales	60	93	+ 55.0%	1,335	1,484	+ 11.2%
Closed Sales	126	125	- 0.8%	1,317	1,447	+ 9.9%
Days on Market Until Sale	24	38	+ 58.3%	23	27	+ 17.4%
Median Sales Price*	\$506,000	<b>\$487,400</b>	- 3.7%	\$480,000	<b>\$495,000</b>	+ 3.1%
Average Sales Price*	\$544,240	<b>\$553,004</b>	+ 1.6%	\$530,546	<b>\$553,969</b>	+ 4.4%
Percent of Original List Price Received*	100.5%	<b>101.0%</b>	+ 0.5%	101.2%	<b>100.7%</b>	- 0.5%
Inventory of Homes for Sale	175	<b>144</b>	- 17.7%	—	—	—
Months Supply of Inventory	1.6	<b>1.2</b>	- 25.0%	—	—	—

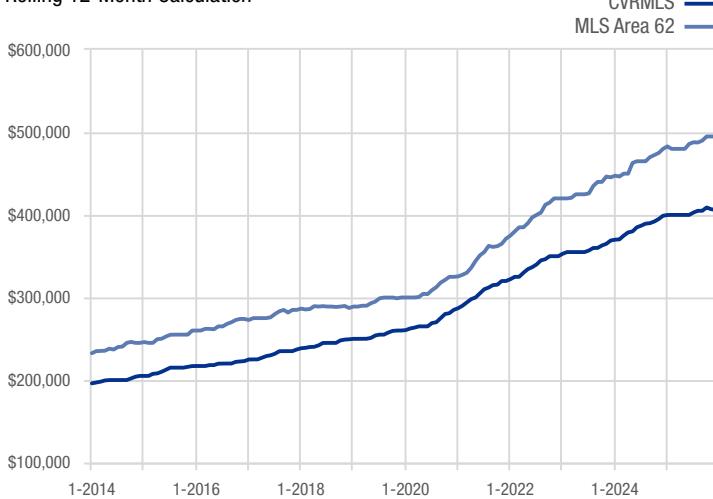
### Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	40	<b>55</b>	+ 37.5%	588	<b>679</b>	+ 15.5%
Pending Sales	28	<b>40</b>	+ 42.9%	456	<b>447</b>	- 2.0%
Closed Sales	34	<b>33</b>	- 2.9%	455	<b>461</b>	+ 1.3%
Days on Market Until Sale	44	<b>35</b>	- 20.5%	31	<b>37</b>	+ 19.4%
Median Sales Price*	\$406,992	<b>\$408,950</b>	+ 0.5%	\$408,775	<b>\$414,735</b>	+ 1.5%
Average Sales Price*	\$420,281	<b>\$420,290</b>	+ 0.0%	\$406,217	<b>\$404,315</b>	- 0.5%
Percent of Original List Price Received*	99.6%	<b>99.0%</b>	- 0.6%	100.6%	<b>99.0%</b>	- 1.6%
Inventory of Homes for Sale	91	<b>105</b>	+ 15.4%	—	—	—
Months Supply of Inventory	2.4	<b>2.8</b>	+ 16.7%	—	—	—

\* 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.

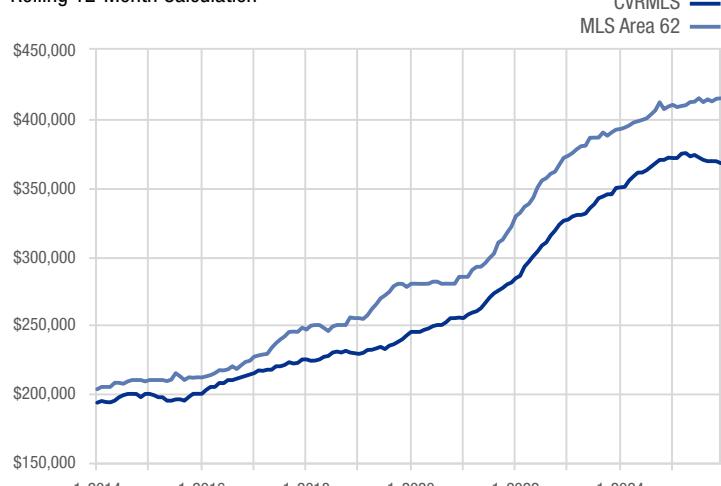
### Median Sales Price - Single-Family

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.