

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

64-Chesterfield

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	17	13	- 23.5%	479	503	+ 5.0%
Pending Sales	27	20	- 25.9%	419	441	+ 5.3%
Closed Sales	34	39	+ 14.7%	407	443	+ 8.8%
Days on Market Until Sale	27	19	- 29.6%	17	18	+ 5.9%
Median Sales Price*	\$617,500	\$627,000	+ 1.5%	\$559,950	\$668,000	+ 19.3%
Average Sales Price*	\$634,746	\$688,765	+ 8.5%	\$640,296	\$710,942	+ 11.0%
Percent of Original List Price Received*	99.7%	100.4%	+ 0.7%	101.6%	100.5%	- 1.1%
Inventory of Homes for Sale	26	23	- 11.5%	—	—	—
Months Supply of Inventory	0.7	0.6	- 14.3%	—	—	—

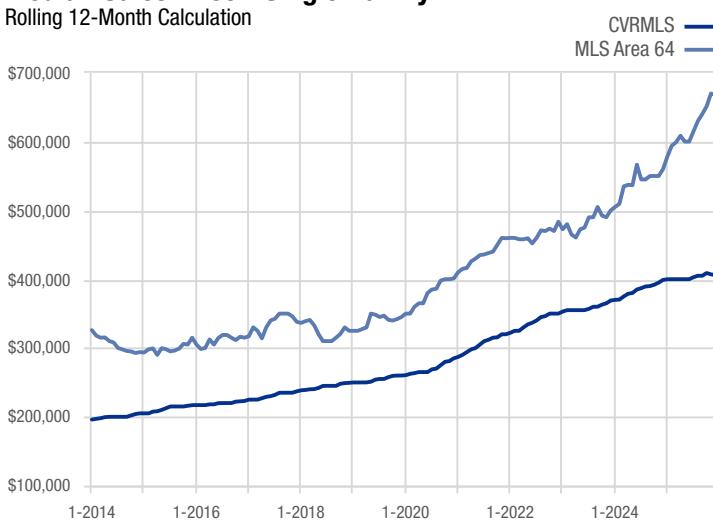
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	5	15	+ 200.0%	117	133	+ 13.7%
Pending Sales	5	6	+ 20.0%	108	91	- 15.7%
Closed Sales	17	9	- 47.1%	114	88	- 22.8%
Days on Market Until Sale	13	30	+ 130.8%	30	24	- 20.0%
Median Sales Price*	\$290,000	\$275,000	- 5.2%	\$347,610	\$312,500	- 10.1%
Average Sales Price*	\$328,480	\$305,716	- 6.9%	\$352,748	\$347,681	- 1.4%
Percent of Original List Price Received*	102.8%	98.9%	- 3.8%	99.9%	98.2%	- 1.7%
Inventory of Homes for Sale	4	22	+ 450.0%	—	—	—
Months Supply of Inventory	0.4	2.9	+ 625.0%	—	—	—

* 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.

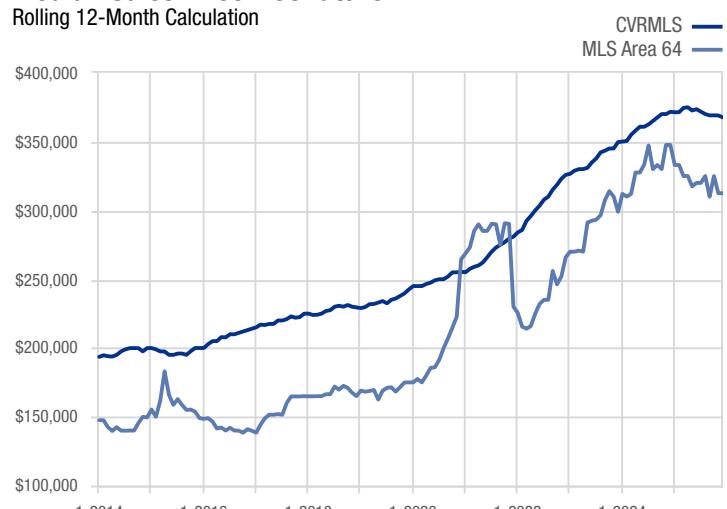
Median Sales Price - Single-Family

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.