

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	248	199	- 19.8%	5,154	5,416	+ 5.1%
Pending Sales	252	265	+ 5.2%	4,253	4,348	+ 2.2%
Closed Sales	377	374	- 0.8%	4,266	4,281	+ 0.4%
Days on Market Until Sale	33	33	0.0%	26	28	+ 7.7%
Median Sales Price*	\$432,000	\$425,000	- 1.6%	\$427,500	\$439,990	+ 2.9%
Average Sales Price*	\$491,016	\$483,525	- 1.5%	\$481,621	\$498,203	+ 3.4%
Percent of Original List Price Received*	99.2%	99.3%	+ 0.1%	100.8%	99.9%	- 0.9%
Inventory of Homes for Sale	525	461	- 12.2%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

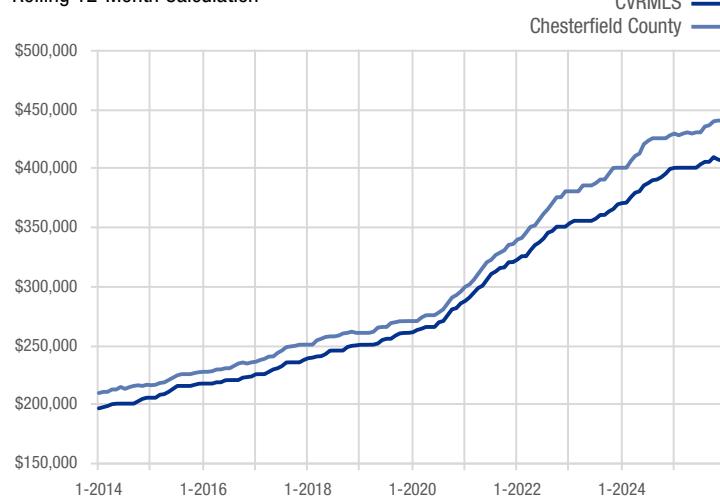
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	78	90	+ 15.4%	1,146	1,299	+ 13.4%
Pending Sales	46	67	+ 45.7%	883	868	- 1.7%
Closed Sales	75	79	+ 5.3%	927	881	- 5.0%
Days on Market Until Sale	47	46	- 2.1%	37	40	+ 8.1%
Median Sales Price*	\$374,290	\$384,990	+ 2.9%	\$377,280	\$379,000	+ 0.5%
Average Sales Price*	\$376,722	\$382,400	+ 1.5%	\$373,968	\$376,566	+ 0.7%
Percent of Original List Price Received*	100.4%	98.6%	- 1.8%	100.3%	98.6%	- 1.7%
Inventory of Homes for Sale	191	211	+ 10.5%	—	—	—
Months Supply of Inventory	2.6	2.9	+ 11.5%	—	—	—

* 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.

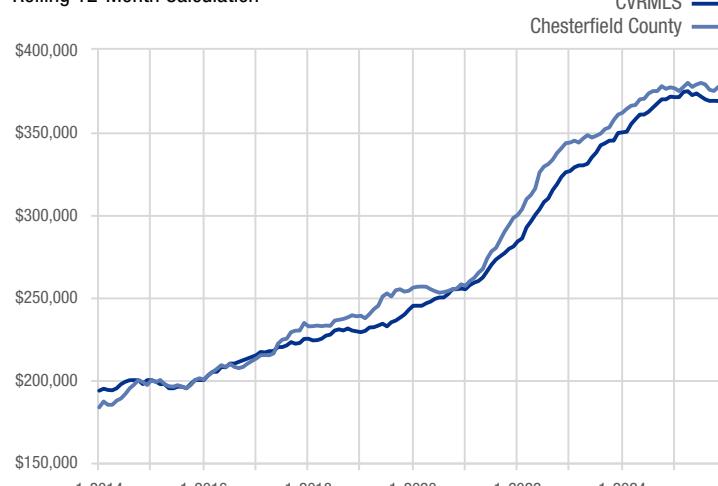
Median Sales Price - Single-Family

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.