

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

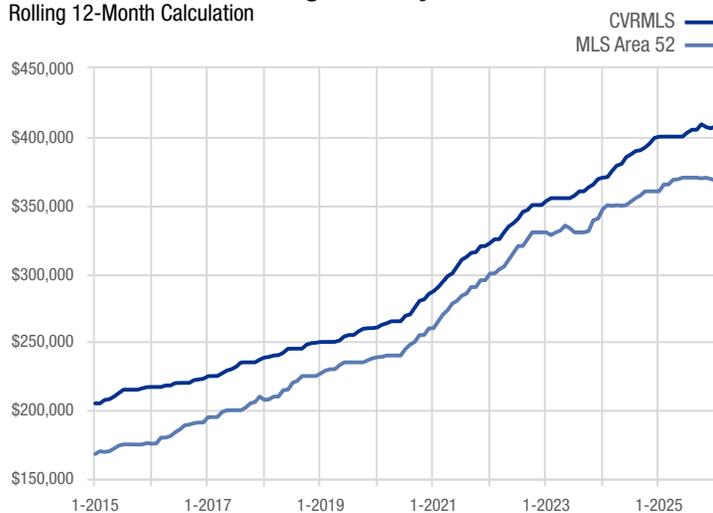
| Single Family | January | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 1-2025 | Thru 1-2026 | % Change |
| New Listings | 79 | 81 | + 2.5% | 79 | 81 | + 2.5% |
| Pending Sales | 68 | 78 | + 14.7% | 68 | 78 | + 14.7% |
| Closed Sales | 63 | 59 | - 6.3% | 63 | 59 | - 6.3% |
| Days on Market Until Sale | 37 | 36 | - 2.7% | 37 | 36 | - 2.7% |
| Median Sales Price* | \$379,000 | \$358,000 | - 5.5% | \$379,000 | \$358,000 | - 5.5% |
| Average Sales Price* | \$380,935 | \$369,955 | - 2.9% | \$380,935 | \$369,955 | - 2.9% |
| Percent of Original List Price Received* | 99.0% | 97.6% | - 1.4% | 99.0% | 97.6% | - 1.4% |
| Inventory of Homes for Sale | 161 | 116 | - 28.0% | — | — | — |
| Months Supply of Inventory | 1.8 | 1.3 | - 27.8% | — | — | — |

| Condo/Town | January | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 1-2025 | Thru 1-2026 | % Change |
| New Listings | 11 | 11 | 0.0% | 11 | 11 | 0.0% |
| Pending Sales | 9 | 10 | + 11.1% | 9 | 10 | + 11.1% |
| Closed Sales | 8 | 6 | - 25.0% | 8 | 6 | - 25.0% |
| Days on Market Until Sale | 36 | 11 | - 69.4% | 36 | 11 | - 69.4% |
| Median Sales Price* | \$326,000 | \$337,495 | + 3.5% | \$326,000 | \$337,495 | + 3.5% |
| Average Sales Price* | \$333,125 | \$317,111 | - 4.8% | \$333,125 | \$317,111 | - 4.8% |
| Percent of Original List Price Received* | 98.2% | 96.2% | - 2.0% | 98.2% | 96.2% | - 2.0% |
| Inventory of Homes for Sale | 18 | 13 | - 27.8% | — | — | — |
| Months Supply of Inventory | 2.2 | 1.5 | - 31.8% | — | — | — |

* 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.

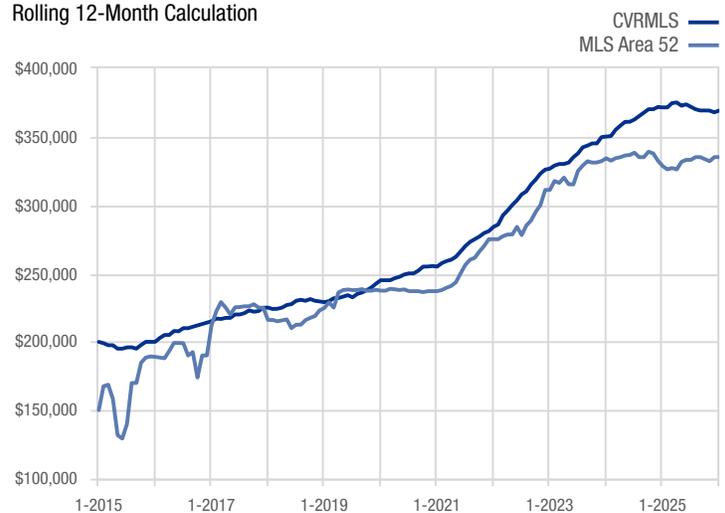
Median Sales Price - Single-Family

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.