

# Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 54

54-Chesterfield

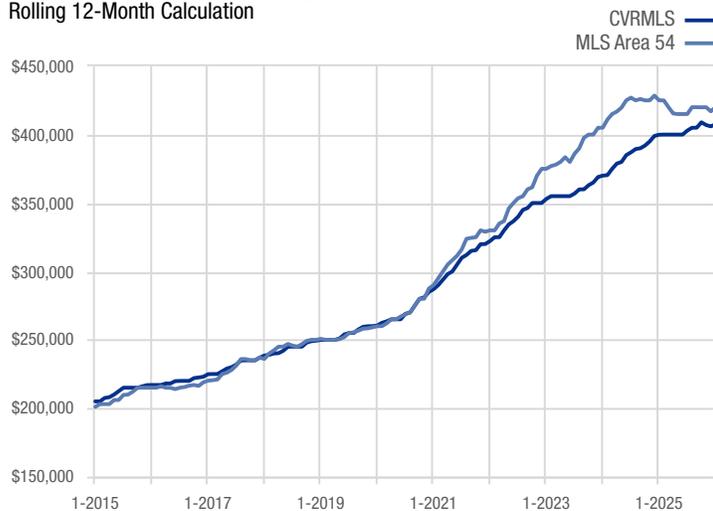
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	130	<b>106</b>	- 18.5%	130	<b>106</b>	- 18.5%
Pending Sales	77	<b>98</b>	+ 27.3%	77	<b>98</b>	+ 27.3%
Closed Sales	90	<b>88</b>	- 2.2%	90	<b>88</b>	- 2.2%
Days on Market Until Sale	27	<b>46</b>	+ 70.4%	27	<b>46</b>	+ 70.4%
Median Sales Price*	\$400,497	<b>\$420,000</b>	+ 4.9%	\$400,497	<b>\$420,000</b>	+ 4.9%
Average Sales Price*	\$440,138	<b>\$467,696</b>	+ 6.3%	\$440,138	<b>\$467,696</b>	+ 6.3%
Percent of Original List Price Received*	99.4%	<b>98.3%</b>	- 1.1%	99.4%	<b>98.3%</b>	- 1.1%
Inventory of Homes for Sale	173	<b>145</b>	- 16.2%	—	—	—
Months Supply of Inventory	1.5	<b>1.3</b>	- 13.3%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	21	<b>25</b>	+ 19.0%	21	<b>25</b>	+ 19.0%
Pending Sales	11	<b>23</b>	+ 109.1%	11	<b>23</b>	+ 109.1%
Closed Sales	9	<b>7</b>	- 22.2%	9	<b>7</b>	- 22.2%
Days on Market Until Sale	29	<b>38</b>	+ 31.0%	29	<b>38</b>	+ 31.0%
Median Sales Price*	\$342,000	<b>\$365,400</b>	+ 6.8%	\$342,000	<b>\$365,400</b>	+ 6.8%
Average Sales Price*	\$324,652	<b>\$365,057</b>	+ 12.4%	\$324,652	<b>\$365,057</b>	+ 12.4%
Percent of Original List Price Received*	98.7%	<b>97.9%</b>	- 0.8%	98.7%	<b>97.9%</b>	- 0.8%
Inventory of Homes for Sale	80	<b>68</b>	- 15.0%	—	—	—
Months Supply of Inventory	4.5	<b>3.5</b>	- 22.2%	—	—	—

\* 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.

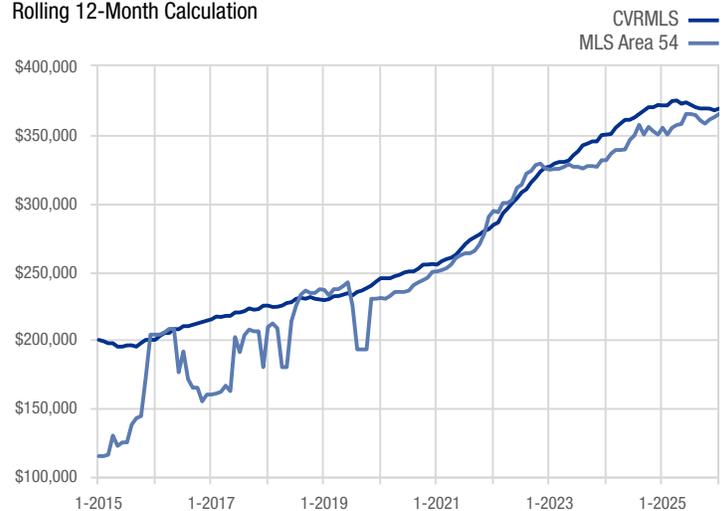
### Median Sales Price - Single-Family

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.