

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

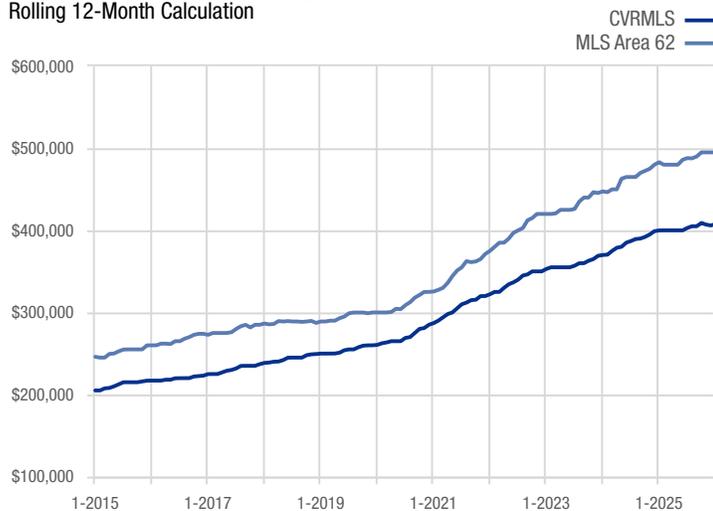
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	147	122	- 17.0%	147	122	- 17.0%
Pending Sales	99	118	+ 19.2%	99	118	+ 19.2%
Closed Sales	64	81	+ 26.6%	64	81	+ 26.6%
Days on Market Until Sale	36	32	- 11.1%	36	32	- 11.1%
Median Sales Price*	\$475,000	\$476,500	+ 0.3%	\$475,000	\$476,500	+ 0.3%
Average Sales Price*	\$563,465	\$566,148	+ 0.5%	\$563,465	\$566,148	+ 0.5%
Percent of Original List Price Received*	99.9%	98.9%	- 1.0%	99.9%	98.9%	- 1.0%
Inventory of Homes for Sale	183	139	- 24.0%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	51	47	- 7.8%	51	47	- 7.8%
Pending Sales	39	31	- 20.5%	39	31	- 20.5%
Closed Sales	28	30	+ 7.1%	28	30	+ 7.1%
Days on Market Until Sale	37	32	- 13.5%	37	32	- 13.5%
Median Sales Price*	\$388,750	\$415,475	+ 6.9%	\$388,750	\$415,475	+ 6.9%
Average Sales Price*	\$369,303	\$400,112	+ 8.3%	\$369,303	\$400,112	+ 8.3%
Percent of Original List Price Received*	99.3%	96.8%	- 2.5%	99.3%	96.8%	- 2.5%
Inventory of Homes for Sale	98	118	+ 20.4%	—	—	—
Months Supply of Inventory	2.6	3.2	+ 23.1%	—	—	—

* 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.

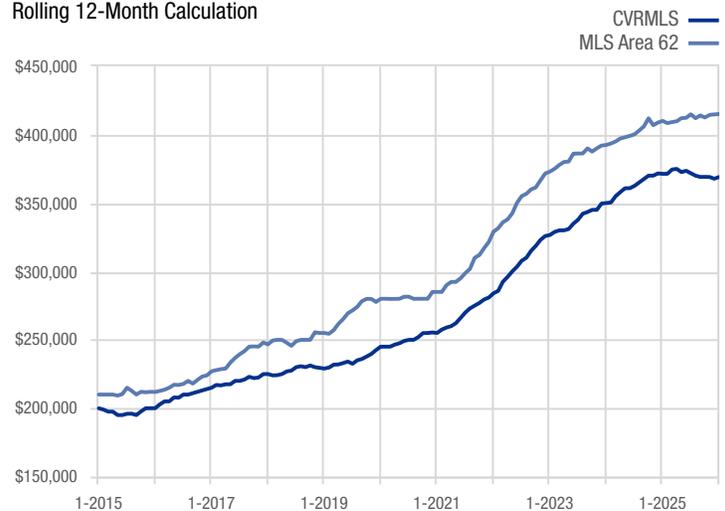
Median Sales Price - Single-Family

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.