

# Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 64

64-Chesterfield

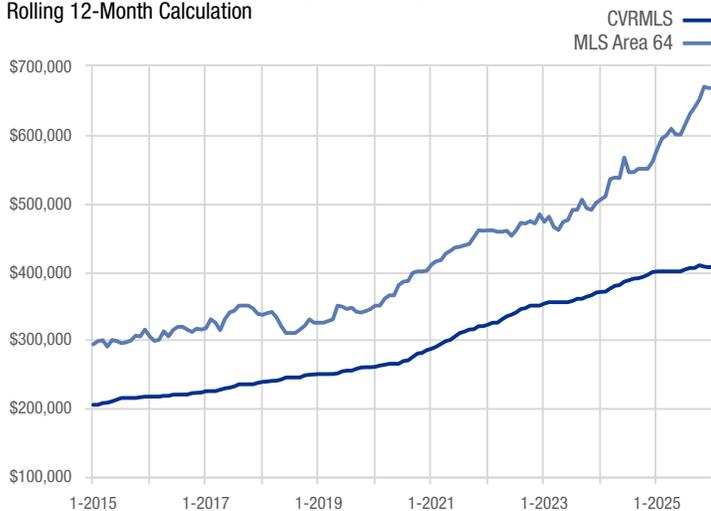
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	23	22	- 4.3%	23	22	- 4.3%
Pending Sales	25	22	- 12.0%	25	22	- 12.0%
Closed Sales	26	20	- 23.1%	26	20	- 23.1%
Days on Market Until Sale	29	32	+ 10.3%	29	32	+ 10.3%
Median Sales Price*	\$590,000	<b>\$568,500</b>	- 3.6%	\$590,000	<b>\$568,500</b>	- 3.6%
Average Sales Price*	\$663,981	<b>\$610,673</b>	- 8.0%	\$663,981	<b>\$610,673</b>	- 8.0%
Percent of Original List Price Received*	96.6%	<b>99.0%</b>	+ 2.5%	96.6%	<b>99.0%</b>	+ 2.5%
Inventory of Homes for Sale	19	19	0.0%	—	—	—
Months Supply of Inventory	0.5	0.5	0.0%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	11	16	+ 45.5%	11	16	+ 45.5%
Pending Sales	5	7	+ 40.0%	5	7	+ 40.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Days on Market Until Sale	18	12	- 33.3%	18	12	- 33.3%
Median Sales Price*	\$235,000	<b>\$362,500</b>	+ 54.3%	\$235,000	<b>\$362,500</b>	+ 54.3%
Average Sales Price*	\$257,000	<b>\$362,500</b>	+ 41.1%	\$257,000	<b>\$362,500</b>	+ 41.1%
Percent of Original List Price Received*	97.5%	<b>98.6%</b>	+ 1.1%	97.5%	<b>98.6%</b>	+ 1.1%
Inventory of Homes for Sale	9	17	+ 88.9%	—	—	—
Months Supply of Inventory	1.0	2.2	+ 120.0%	—	—	—

\* 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.

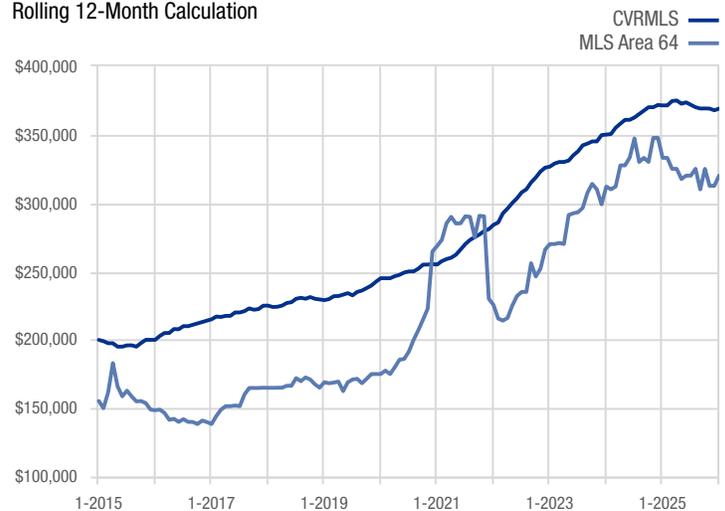
### Median Sales Price - Single-Family

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.