

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

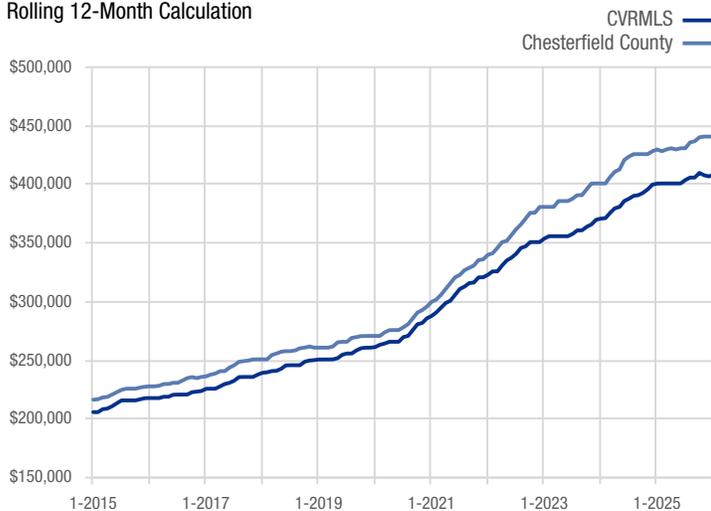
| Single Family | January | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 1-2025 | Thru 1-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 379 | 331 | - 12.7% | 379 | 331 | - 12.7% |
| Pending Sales | 269 | 316 | + 17.5% | 269 | 316 | + 17.5% |
| Closed Sales | 243 | 248 | + 2.1% | 243 | 248 | + 2.1% |
| Days on Market Until Sale | 32 | 38 | + 18.8% | 32 | 38 | + 18.8% |
| Median Sales Price* | \$423,000 | \$420,000 | - 0.7% | \$423,000 | \$420,000 | - 0.7% |
| Average Sales Price* | \$481,221 | \$487,813 | + 1.4% | \$481,221 | \$487,813 | + 1.4% |
| Percent of Original List Price Received* | 99.1% | 98.4% | - 0.7% | 99.1% | 98.4% | - 0.7% |
| Inventory of Homes for Sale | 536 | 419 | - 21.8% | — | — | — |
| Months Supply of Inventory | 1.5 | 1.1 | - 26.7% | — | — | — |

| Condo/Town | January | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 1-2025 | Thru 1-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 94 | 99 | + 5.3% | 94 | 99 | + 5.3% |
| Pending Sales | 64 | 71 | + 10.9% | 64 | 71 | + 10.9% |
| Closed Sales | 49 | 45 | - 8.2% | 49 | 45 | - 8.2% |
| Days on Market Until Sale | 34 | 29 | - 14.7% | 34 | 29 | - 14.7% |
| Median Sales Price* | \$365,000 | \$395,000 | + 8.2% | \$365,000 | \$395,000 | + 8.2% |
| Average Sales Price* | \$346,027 | \$381,920 | + 10.4% | \$346,027 | \$381,920 | + 10.4% |
| Percent of Original List Price Received* | 98.9% | 97.0% | - 1.9% | 98.9% | 97.0% | - 1.9% |
| Inventory of Homes for Sale | 205 | 216 | + 5.4% | — | — | — |
| Months Supply of Inventory | 2.8 | 3.0 | + 7.1% | — | — | — |

* 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.

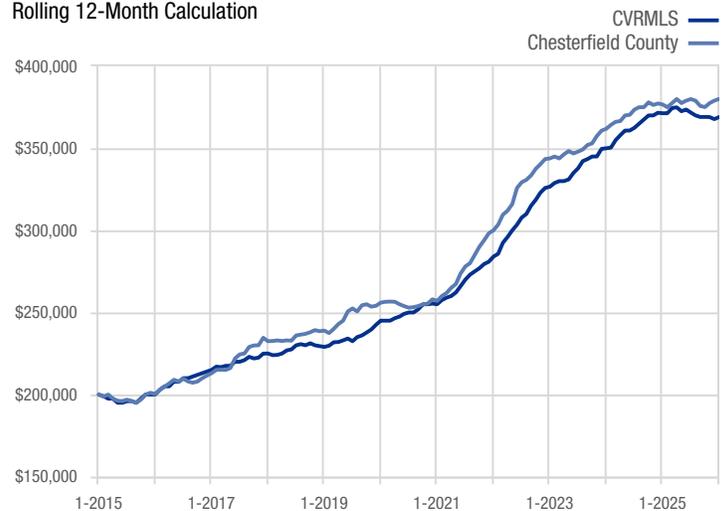
Median Sales Price - Single-Family

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.