

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

52-Chesterfield

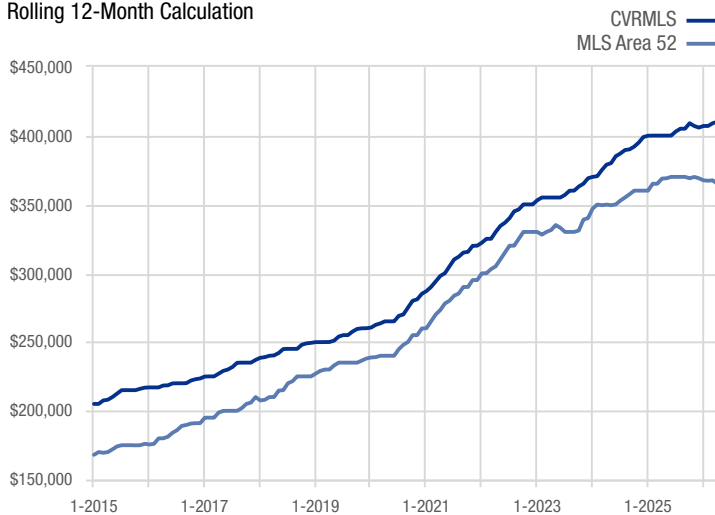
| Single Family | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 4-2025 | Thru 4-2026 | % Change |
| New Listings | 135 | 132 | - 2.2% | 411 | 452 | + 10.0% |
| Pending Sales | 107 | 124 | + 15.9% | 359 | 385 | + 7.2% |
| Closed Sales | 83 | 91 | + 9.6% | 305 | 317 | + 3.9% |
| Days on Market Until Sale | 27 | 22 | - 18.5% | 40 | 30 | - 25.0% |
| Median Sales Price* | \$375,000 | \$370,000 | - 1.3% | \$379,975 | \$370,000 | - 2.6% |
| Average Sales Price* | \$382,896 | \$388,917 | + 1.6% | \$385,091 | \$386,470 | + 0.4% |
| Percent of Original List Price Received* | 99.7% | 100.1% | + 0.4% | 99.1% | 99.0% | - 0.1% |
| Inventory of Homes for Sale | 142 | 136 | - 4.2% | — | — | — |
| Months Supply of Inventory | 1.6 | 1.5 | - 6.3% | — | — | — |

| Condo/Town | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 4-2025 | Thru 4-2026 | % Change |
| New Listings | 16 | 22 | + 37.5% | 41 | 69 | + 68.3% |
| Pending Sales | 9 | 12 | + 33.3% | 35 | 48 | + 37.1% |
| Closed Sales | 7 | 13 | + 85.7% | 29 | 33 | + 13.8% |
| Days on Market Until Sale | 20 | 30 | + 50.0% | 34 | 28 | - 17.6% |
| Median Sales Price* | \$333,000 | \$309,000 | - 7.2% | \$333,000 | \$320,000 | - 3.9% |
| Average Sales Price* | \$289,463 | \$297,450 | + 2.8% | \$317,300 | \$302,606 | - 4.6% |
| Percent of Original List Price Received* | 100.0% | 99.1% | - 0.9% | 98.3% | 97.8% | - 0.5% |
| Inventory of Homes for Sale | 18 | 19 | + 5.6% | — | — | — |
| Months Supply of Inventory | 2.2 | 1.9 | - 13.6% | — | — | — |

* 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.

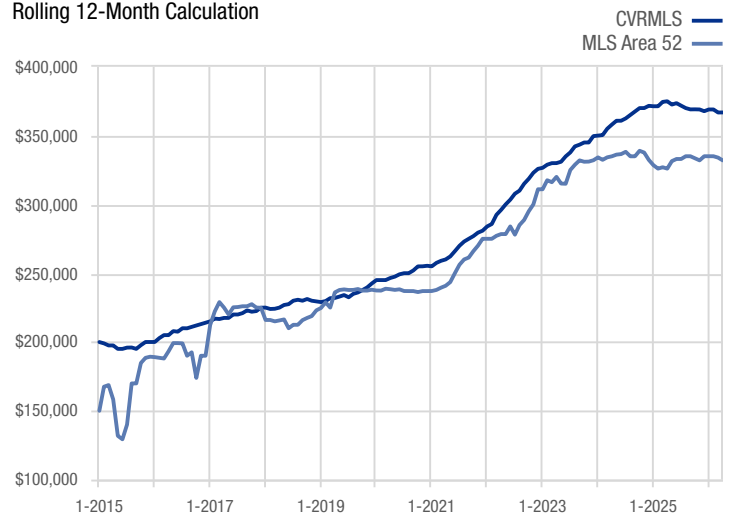
Median Sales Price - Single-Family

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.