

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

54-Chesterfield

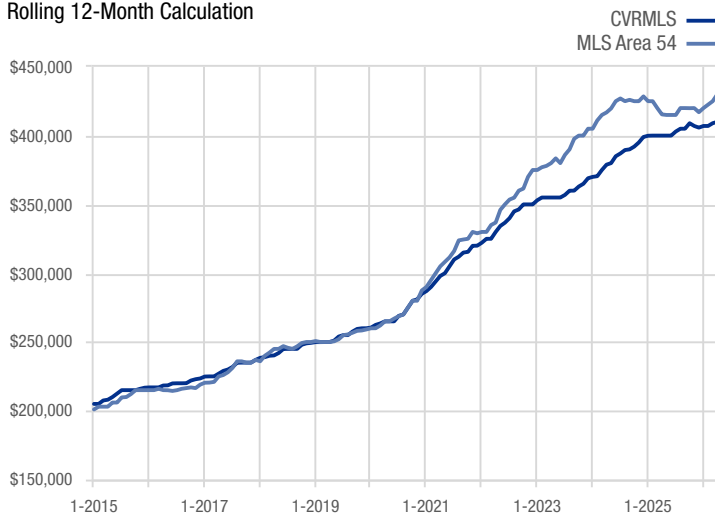
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	190	166	- 12.6%	598	601	+ 0.5%
Pending Sales	128	137	+ 7.0%	437	502	+ 14.9%
Closed Sales	115	128	+ 11.3%	389	450	+ 15.7%
Days on Market Until Sale	29	23	- 20.7%	32	39	+ 21.9%
Median Sales Price*	\$413,500	\$435,000	+ 5.2%	\$400,993	\$442,807	+ 10.4%
Average Sales Price*	\$459,258	\$463,379	+ 0.9%	\$448,280	\$469,458	+ 4.7%
Percent of Original List Price Received*	99.6%	100.1%	+ 0.5%	99.6%	99.5%	- 0.1%
Inventory of Homes for Sale	225	162	- 28.0%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	24	17	- 29.2%	95	100	+ 5.3%
Pending Sales	15	28	+ 86.7%	60	108	+ 80.0%
Closed Sales	18	30	+ 66.7%	53	83	+ 56.6%
Days on Market Until Sale	70	79	+ 12.9%	61	74	+ 21.3%
Median Sales Price*	\$334,250	\$349,995	+ 4.7%	\$347,170	\$350,000	+ 0.8%
Average Sales Price*	\$353,162	\$348,455	- 1.3%	\$354,185	\$353,503	- 0.2%
Percent of Original List Price Received*	99.1%	96.0%	- 3.1%	97.8%	97.1%	- 0.7%
Inventory of Homes for Sale	74	39	- 47.3%	—	—	—
Months Supply of Inventory	4.6	1.7	- 63.0%	—	—	—

* 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.

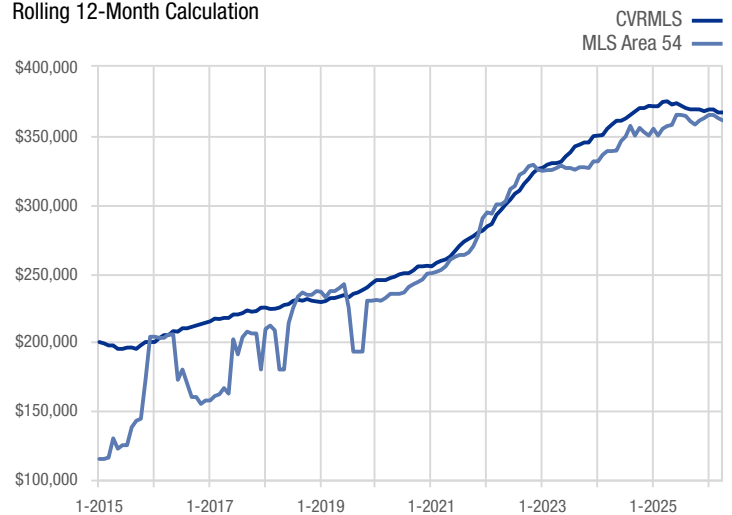
Median Sales Price - Single-Family

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.