

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

62-Chesterfield

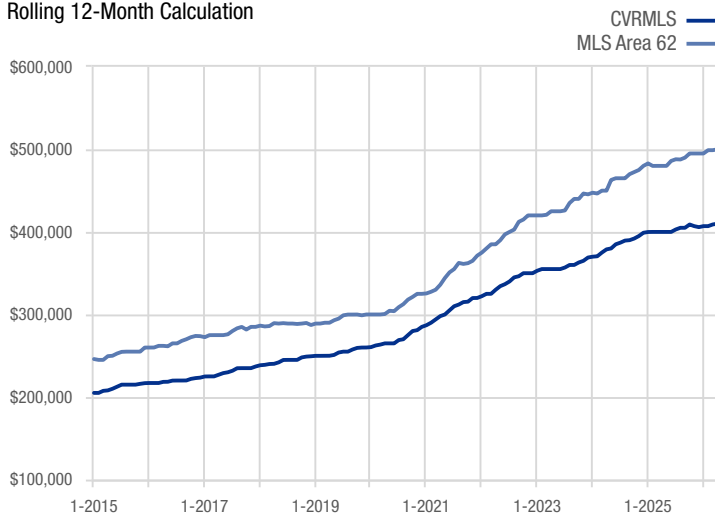
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	210	215	+ 2.4%	646	669	+ 3.6%
Pending Sales	165	164	- 0.6%	509	554	+ 8.8%
Closed Sales	127	151	+ 18.9%	399	458	+ 14.8%
Days on Market Until Sale	26	21	- 19.2%	29	31	+ 6.9%
Median Sales Price*	\$510,000	\$520,000	+ 2.0%	\$480,000	\$495,000	+ 3.1%
Average Sales Price*	\$547,982	\$572,738	+ 4.5%	\$534,396	\$557,285	+ 4.3%
Percent of Original List Price Received*	102.3%	101.8%	- 0.5%	100.8%	100.7%	- 0.1%
Inventory of Homes for Sale	219	190	- 13.2%	—	—	—
Months Supply of Inventory	1.9	1.5	- 21.1%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	68	60	- 11.8%	232	248	+ 6.9%
Pending Sales	46	49	+ 6.5%	168	174	+ 3.6%
Closed Sales	42	39	- 7.1%	133	142	+ 6.8%
Days on Market Until Sale	50	32	- 36.0%	49	37	- 24.5%
Median Sales Price*	\$416,153	\$432,475	+ 3.9%	\$410,000	\$415,950	+ 1.5%
Average Sales Price*	\$409,986	\$427,501	+ 4.3%	\$391,923	\$416,257	+ 6.2%
Percent of Original List Price Received*	99.4%	99.3%	- 0.1%	99.1%	98.3%	- 0.8%
Inventory of Homes for Sale	112	127	+ 13.4%	—	—	—
Months Supply of Inventory	2.9	3.3	+ 13.8%	—	—	—

* 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.

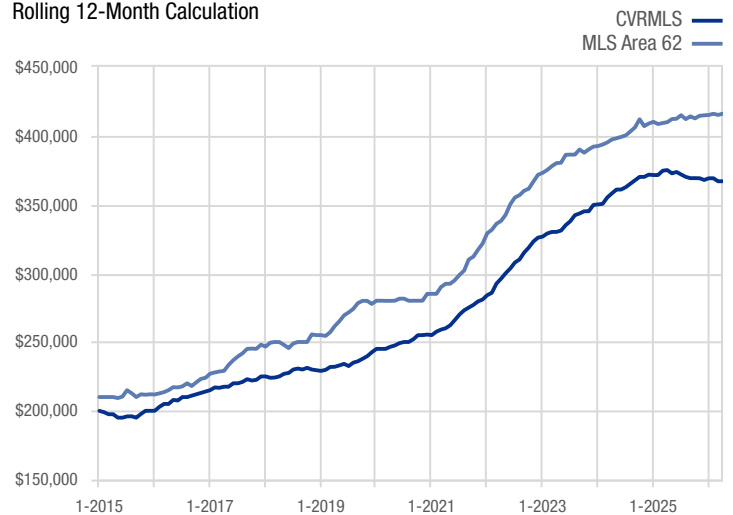
Median Sales Price - Single-Family

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.