

# Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 64

64-Chesterfield

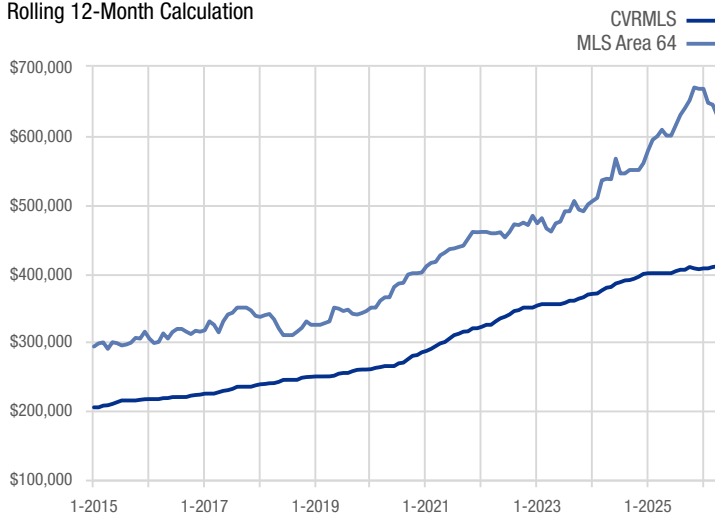
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	71	57	- 19.7%	172	164	- 4.7%
Pending Sales	52	51	- 1.9%	137	141	+ 2.9%
Closed Sales	35	31	- 11.4%	105	103	- 1.9%
Days on Market Until Sale	10	6	- 40.0%	25	17	- 32.0%
Median Sales Price*	\$770,000	<b>\$483,750</b>	- 37.2%	\$675,000	<b>\$514,454</b>	- 23.8%
Average Sales Price*	\$723,626	<b>\$619,750</b>	- 14.4%	\$686,011	<b>\$628,178</b>	- 8.4%
Percent of Original List Price Received*	102.1%	<b>103.1%</b>	+ 1.0%	100.2%	<b>101.5%</b>	+ 1.3%
Inventory of Homes for Sale	50	37	- 26.0%	—	—	—
Months Supply of Inventory	1.4	1.0	- 28.6%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	15	23	+ 53.3%	36	59	+ 63.9%
Pending Sales	6	10	+ 66.7%	24	30	+ 25.0%
Closed Sales	7	4	- 42.9%	22	24	+ 9.1%
Days on Market Until Sale	9	31	+ 244.4%	17	18	+ 5.9%
Median Sales Price*	\$420,000	<b>\$394,969</b>	- 6.0%	\$327,475	<b>\$399,900</b>	+ 22.1%
Average Sales Price*	\$419,149	<b>\$381,230</b>	- 9.0%	\$348,136	<b>\$401,667</b>	+ 15.4%
Percent of Original List Price Received*	100.2%	<b>98.1%</b>	- 2.1%	98.2%	<b>99.4%</b>	+ 1.2%
Inventory of Homes for Sale	13	25	+ 92.3%	—	—	—
Months Supply of Inventory	1.6	3.1	+ 93.8%	—	—	—

\* 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.

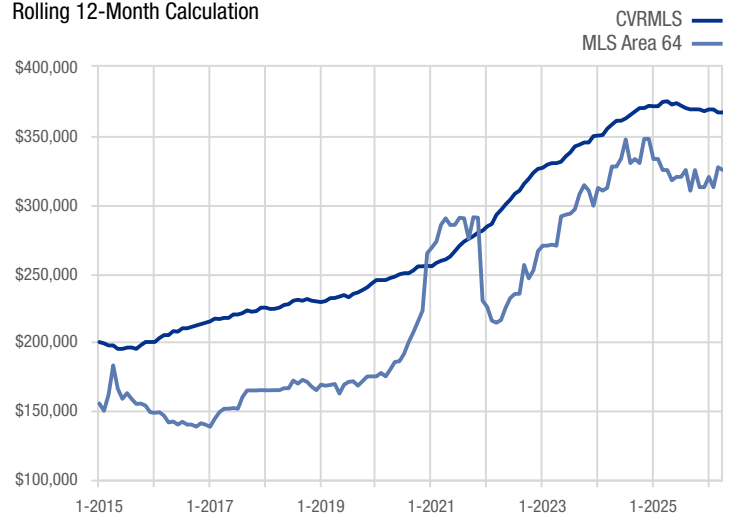
### Median Sales Price - Single-Family

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.