

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



Chesterfield County

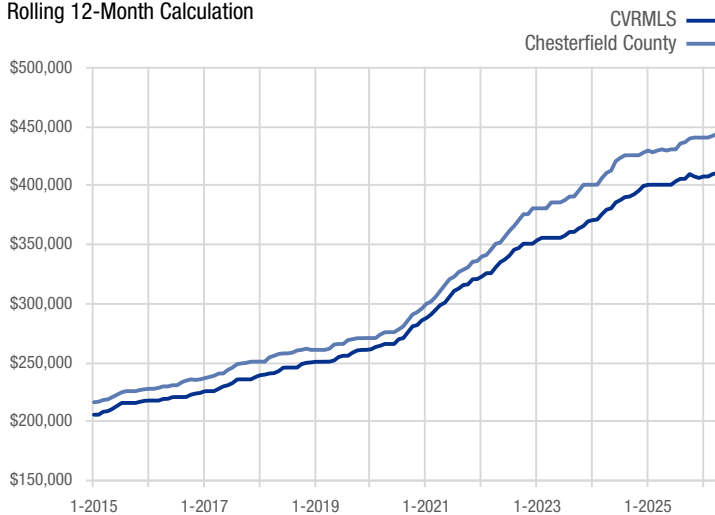
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	606	570	- 5.9%	1,827	1,886	+ 3.2%
Pending Sales	452	476	+ 5.3%	1,442	1,582	+ 9.7%
Closed Sales	360	401	+ 11.4%	1,198	1,328	+ 10.9%
Days on Market Until Sale	26	21	- 19.2%	32	32	0.0%
Median Sales Price*	\$440,000	\$450,000	+ 2.3%	\$425,000	\$440,000	+ 3.5%
Average Sales Price*	\$498,050	\$499,266	+ 0.2%	\$482,601	\$492,155	+ 2.0%
Percent of Original List Price Received*	100.8%	101.0%	+ 0.2%	99.9%	99.9%	0.0%
Inventory of Homes for Sale	636	525	- 17.5%	—	—	—
Months Supply of Inventory	1.8	1.4	- 22.2%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	123	122	- 0.8%	404	476	+ 17.8%
Pending Sales	76	99	+ 30.3%	287	360	+ 25.4%
Closed Sales	74	86	+ 16.2%	237	282	+ 19.0%
Days on Market Until Sale	48	48	0.0%	47	45	- 4.3%
Median Sales Price*	\$388,520	\$370,000	- 4.8%	\$375,000	\$378,173	+ 0.8%
Average Sales Price*	\$385,630	\$377,535	- 2.1%	\$370,288	\$383,062	+ 3.4%
Percent of Original List Price Received*	99.5%	98.1%	- 1.4%	98.6%	98.0%	- 0.6%
Inventory of Homes for Sale	217	210	- 3.2%	—	—	—
Months Supply of Inventory	3.1	2.7	- 12.9%	—	—	—

* 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.

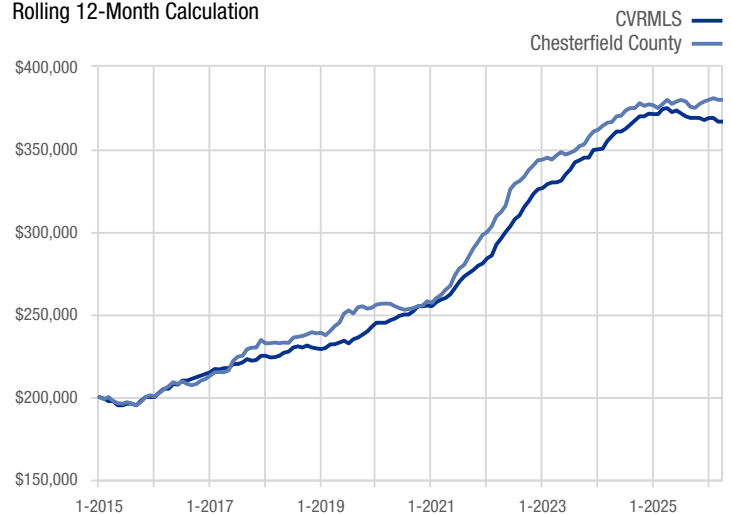
Median Sales Price - Single-Family

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.