Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 52

52-Chesterfield

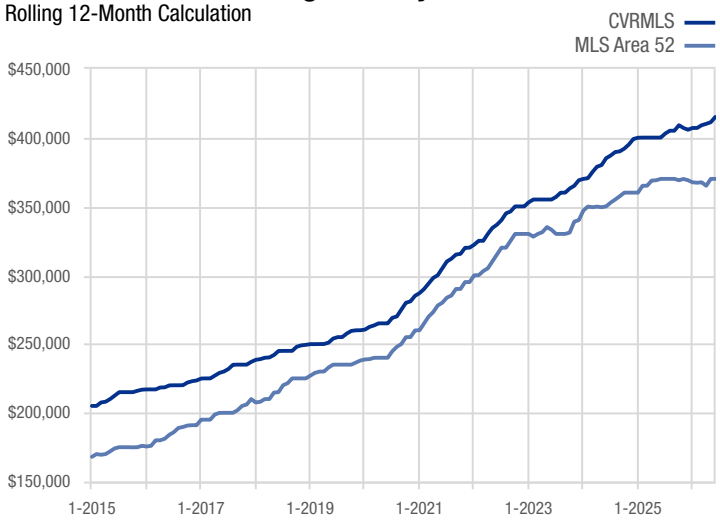
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	129	**124**	- 3.9%	678	**706**	+ 4.1%
Pending Sales	101	**100**	- 1.0%	556	**577**	+ 3.8%
Closed Sales	109	**101**	- 7.3%	527	**539**	+ 2.3%
Days on Market Until Sale	25	**16**	- 36.0%	33	**25**	- 24.2%
Median Sales Price*	$370,550	**$375,000**	+ 1.2%	$371,550	**$375,000**	+ 0.9%
Average Sales Price*	$382,882	**$398,663**	+ 4.1%	$385,785	**$392,518**	+ 1.7%
Percent of Original List Price Received*	100.1%	**101.0%**	+ 0.9%	99.6%	**99.7%**	+ 0.1%
Inventory of Homes for Sale	180	**147**	- 18.3%	—	**—**	—
Months Supply of Inventory	2.0	**1.6**	- 20.0%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	13	**11**	- 15.4%	70	**96**	+ 37.1%
Pending Sales	12	**9**	- 25.0%	57	**70**	+ 22.8%
Closed Sales	13	**13**	0.0%	49	**57**	+ 16.3%
Days on Market Until Sale	30	**13**	- 56.7%	34	**23**	- 32.4%
Median Sales Price*	$335,000	**$350,000**	+ 4.5%	$335,000	**$344,990**	+ 3.0%
Average Sales Price*	$310,602	**$346,343**	+ 11.5%	$320,068	**$322,682**	+ 0.8%
Percent of Original List Price Received*	99.9%	**98.9%**	- 1.0%	98.9%	**98.4%**	- 0.5%
Inventory of Homes for Sale	20	**15**	- 25.0%	—	**—**	—
Months Supply of Inventory	2.3	**1.5**	- 34.8%	—	**—**	—

* 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.

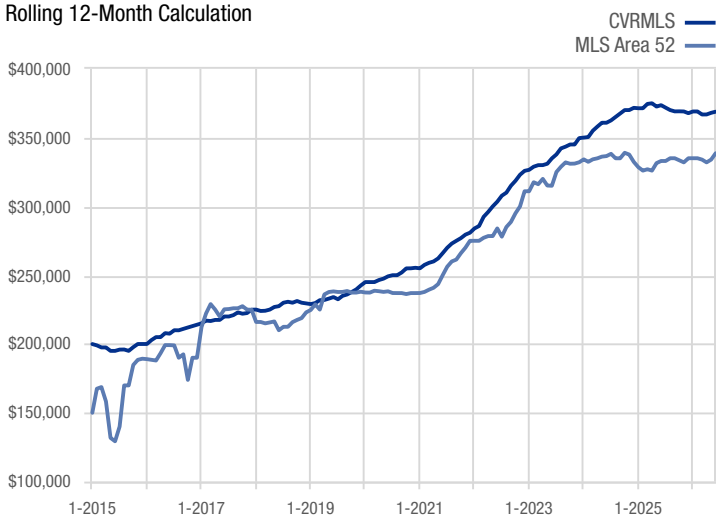
Median Sales Price - Single-Family

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.

Current as of July 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.