Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 62

62-Chesterfield

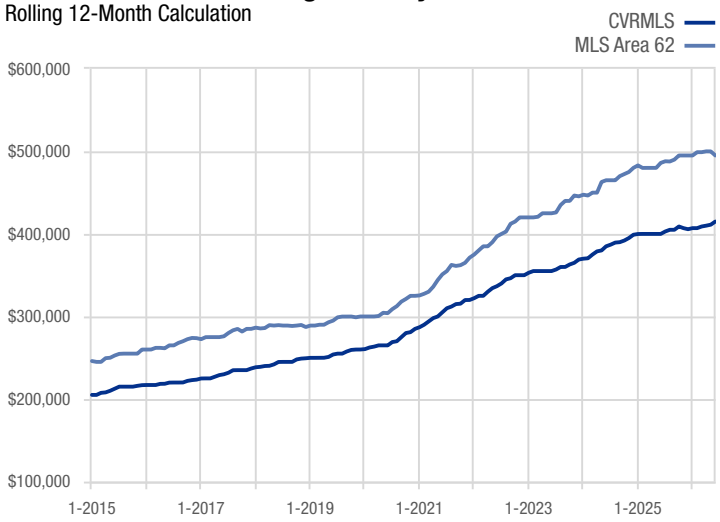
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	182	**173**	- 4.9%	1,043	**1,063**	+ 1.9%
Pending Sales	170	**147**	- 13.5%	840	**880**	+ 4.8%
Closed Sales	171	**195**	+ 14.0%	728	**811**	+ 11.4%
Days on Market Until Sale	18	**21**	+ 16.7%	26	**27**	+ 3.8%
Median Sales Price*	$545,300	**$509,750**	- 6.5%	$499,000	**$500,000**	+ 0.2%
Average Sales Price*	$603,396	**$568,363**	- 5.8%	$554,800	**$560,779**	+ 1.1%
Percent of Original List Price Received*	100.8%	**100.3%**	- 0.5%	100.9%	**100.8%**	- 0.1%
Inventory of Homes for Sale	241	**212**	- 12.0%	—	**—**	—
Months Supply of Inventory	1.9	**1.6**	- 15.8%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	55	**57**	+ 3.6%	331	**370**	+ 11.8%
Pending Sales	34	**39**	+ 14.7%	240	**259**	+ 7.9%
Closed Sales	40	**45**	+ 12.5%	209	**231**	+ 10.5%
Days on Market Until Sale	38	**47**	+ 23.7%	43	**41**	- 4.7%
Median Sales Price*	$424,450	**$405,590**	- 4.4%	$414,040	**$413,030**	- 0.2%
Average Sales Price*	$411,337	**$414,535**	+ 0.8%	$396,788	**$415,214**	+ 4.6%
Percent of Original List Price Received*	99.9%	**97.2%**	- 2.7%	99.2%	**98.2%**	- 1.0%
Inventory of Homes for Sale	113	**123**	+ 8.8%	—	**—**	—
Months Supply of Inventory	2.9	**3.1**	+ 6.9%	—	**—**	—

* 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.

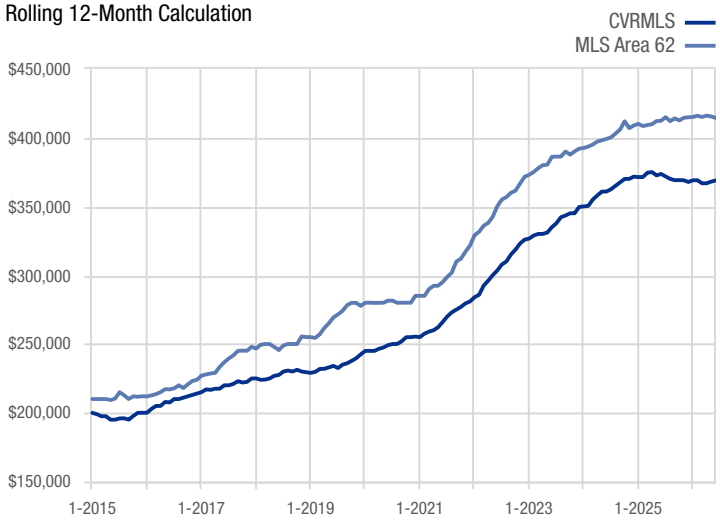
Median Sales Price - Single-Family

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.

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