

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

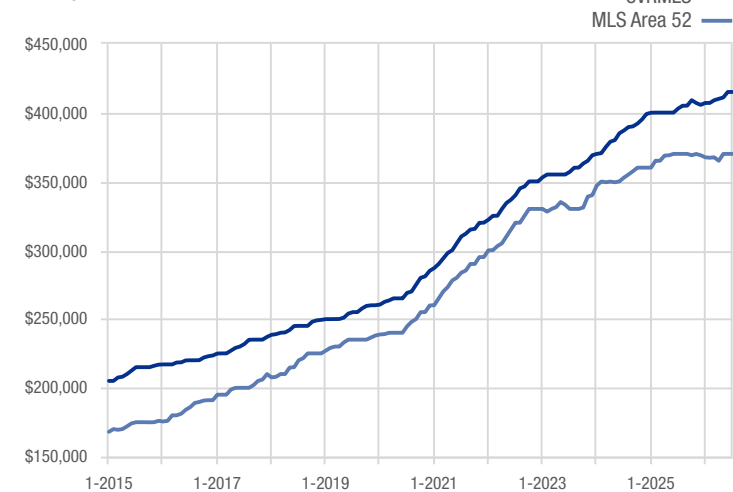
52-Chesterfield

Single Family	July			Year to Date		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	135	113	- 16.3%	813	825	+ 1.5%
Pending Sales	93	77	- 17.2%	649	651	+ 0.3%
Closed Sales	99	92	- 7.1%	626	635	+ 1.4%
Days on Market Until Sale	23	19	- 17.4%	31	24	- 22.6%
Median Sales Price*	\$375,000	\$377,000	+ 0.5%	\$372,500	\$375,000	+ 0.7%
Average Sales Price*	\$392,647	\$392,518	- 0.0%	\$386,892	\$392,519	+ 1.5%
Percent of Original List Price Received*	99.6%	98.7%	- 0.9%	99.6%	99.5%	- 0.1%
Inventory of Homes for Sale	199	171	- 14.1%	—	—	—
Months Supply of Inventory	2.2	1.9	- 13.6%	—	—	—

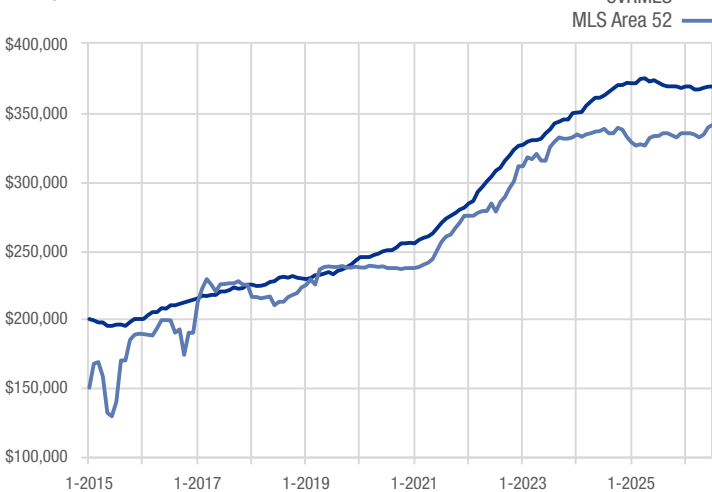
Condo/Town	July			Year to Date		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	17	13	- 23.5%	87	109	+ 25.3%
Pending Sales	13	11	- 15.4%	70	77	+ 10.0%
Closed Sales	11	9	- 18.2%	60	67	+ 11.7%
Days on Market Until Sale	26	24	- 7.7%	33	23	- 30.3%
Median Sales Price*	\$330,000	\$355,000	+ 7.6%	\$335,000	\$346,500	+ 3.4%
Average Sales Price*	\$315,821	\$332,731	+ 5.4%	\$319,409	\$325,071	+ 1.8%
Percent of Original List Price Received*	98.9%	100.3%	+ 1.4%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	22	18	- 18.2%	—	—	—
Months Supply of Inventory	2.5	1.8	- 28.0%	—	—	—

* 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



Median Sales Price - Condo/Town



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.