

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 54

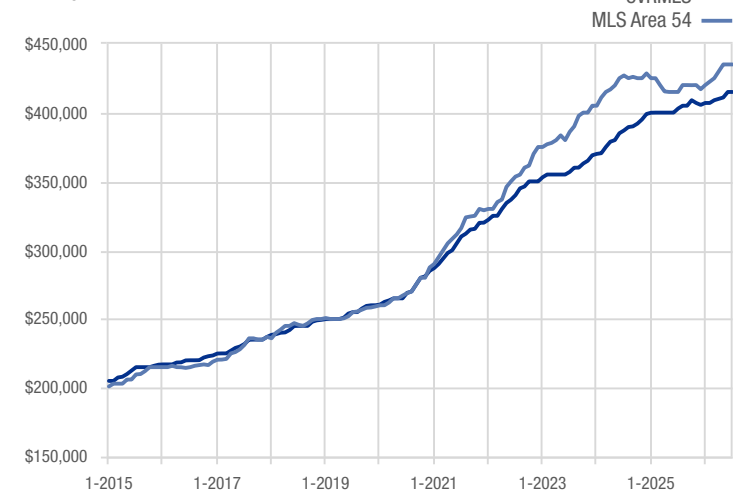
54-Chesterfield

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	150	177	+ 18.0%	1,103	1,140	+ 3.4%
Pending Sales	125	126	+ 0.8%	824	875	+ 6.2%
Closed Sales	123	128	+ 4.1%	779	848	+ 8.9%
Days on Market Until Sale	23	30	+ 30.4%	27	31	+ 14.8%
Median Sales Price*	\$400,000	\$417,500	+ 4.4%	\$410,000	\$440,000	+ 7.3%
Average Sales Price*	\$453,184	\$462,355	+ 2.0%	\$452,227	\$475,676	+ 5.2%
Percent of Original List Price Received*	100.2%	99.7%	- 0.5%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	238	238	0.0%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

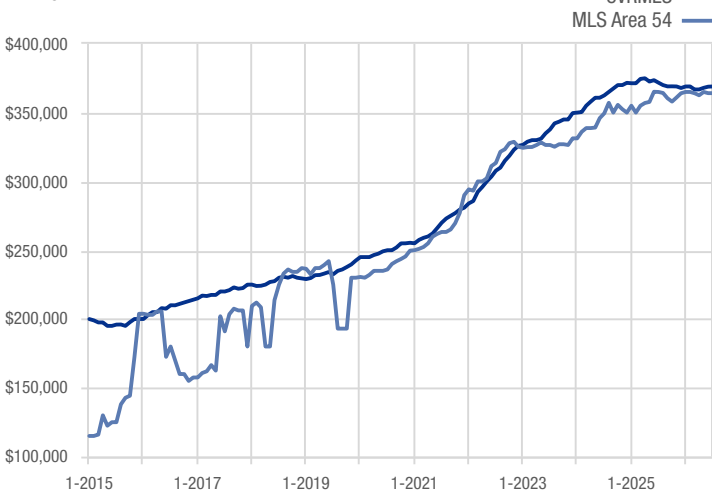
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	46	23	- 50.0%	220	207	- 5.9%
Pending Sales	28	20	- 28.6%	130	166	+ 27.7%
Closed Sales	27	13	- 51.9%	121	152	+ 25.6%
Days on Market Until Sale	59	25	- 57.6%	55	74	+ 34.5%
Median Sales Price*	\$359,992	\$364,000	+ 1.1%	\$365,000	\$365,000	0.0%
Average Sales Price*	\$356,314	\$363,111	+ 1.9%	\$355,677	\$361,743	+ 1.7%
Percent of Original List Price Received*	98.1%	98.3%	+ 0.2%	98.1%	97.3%	- 0.8%
Inventory of Homes for Sale	97	73	- 24.7%	—	—	—
Months Supply of Inventory	5.7	3.4	- 40.4%	—	—	—

* 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.