

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

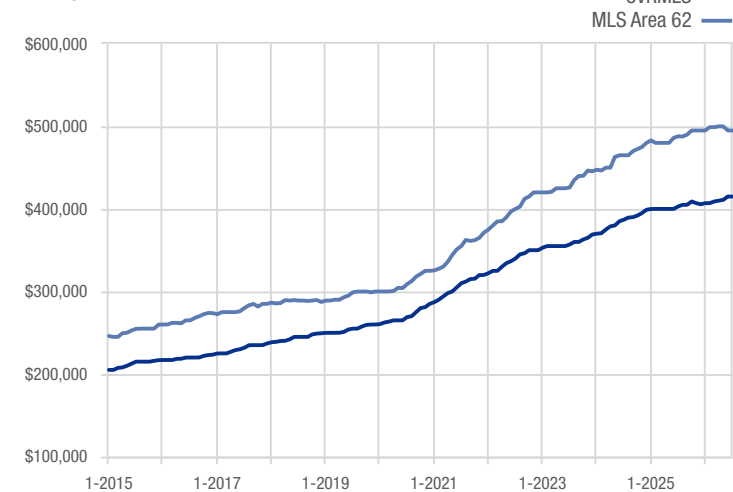
62-Chesterfield

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	168	171	+ 1.8%	1,211	1,244	+ 2.7%
Pending Sales	139	129	- 7.2%	979	1,004	+ 2.6%
Closed Sales	168	145	- 13.7%	896	957	+ 6.8%
Days on Market Until Sale	26	15	- 42.3%	26	25	- 3.8%
Median Sales Price*	\$478,000	\$489,000	+ 2.3%	\$495,000	\$499,000	+ 0.8%
Average Sales Price*	\$559,097	\$523,365	- 6.4%	\$555,628	\$555,112	- 0.1%
Percent of Original List Price Received*	100.3%	100.7%	+ 0.4%	100.8%	100.7%	- 0.1%
Inventory of Homes for Sale	237	246	+ 3.8%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

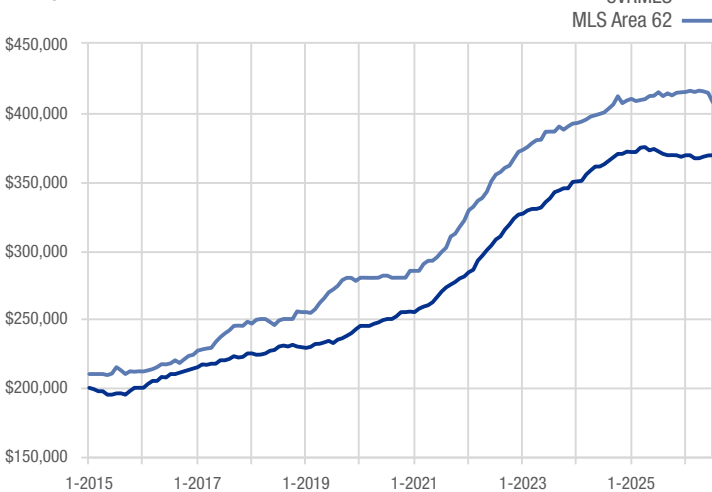
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	70	84	+ 20.0%	401	461	+ 15.0%
Pending Sales	38	49	+ 28.9%	278	305	+ 9.7%
Closed Sales	55	35	- 36.4%	264	266	+ 0.8%
Days on Market Until Sale	32	51	+ 59.4%	41	42	+ 2.4%
Median Sales Price*	\$424,950	\$398,000	- 6.3%	\$416,377	\$405,000	- 2.7%
Average Sales Price*	\$421,155	\$395,781	- 6.0%	\$401,884	\$412,638	+ 2.7%
Percent of Original List Price Received*	98.8%	97.1%	- 1.7%	99.1%	98.1%	- 1.0%
Inventory of Homes for Sale	123	150	+ 22.0%	—	—	—
Months Supply of Inventory	3.2	3.8	+ 18.8%	—	—	—

* 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



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.