

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

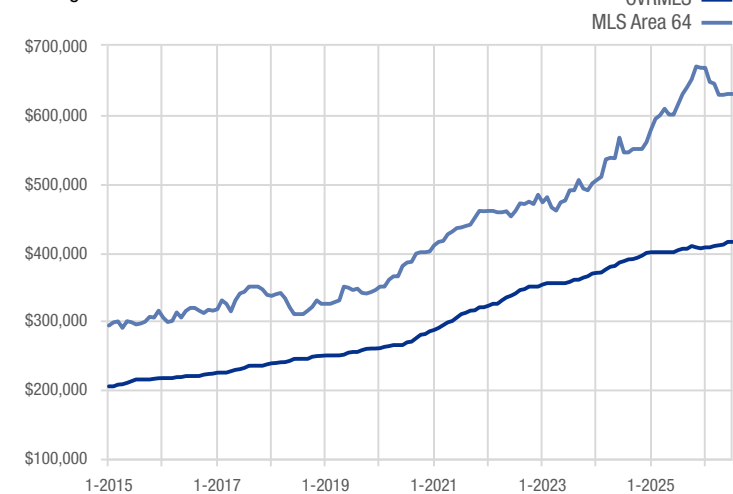
64-Chesterfield

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	37	40	+ 8.1%	325	299	- 8.0%
Pending Sales	37	27	- 27.0%	276	261	- 5.4%
Closed Sales	54	42	- 22.2%	260	250	- 3.8%
Days on Market Until Sale	17	19	+ 11.8%	18	14	- 22.2%
Median Sales Price*	\$627,500	\$640,000	+ 2.0%	\$647,475	\$580,000	- 10.4%
Average Sales Price*	\$731,118	\$775,964	+ 6.1%	\$698,383	\$686,329	- 1.7%
Percent of Original List Price Received*	100.0%	102.3%	+ 2.3%	100.5%	102.2%	+ 1.7%
Inventory of Homes for Sale	45	36	- 20.0%	—	—	—
Months Supply of Inventory	1.3	1.0	- 23.1%	—	—	—

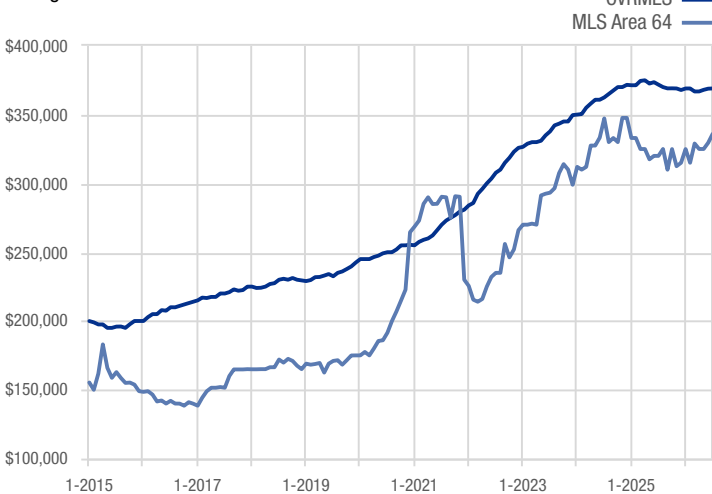
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	8	24	+ 200.0%	67	127	+ 89.6%
Pending Sales	8	11	+ 37.5%	49	64	+ 30.6%
Closed Sales	9	9	0.0%	47	49	+ 4.3%
Days on Market Until Sale	23	27	+ 17.4%	17	17	0.0%
Median Sales Price*	\$325,000	\$395,000	+ 21.5%	\$315,000	\$366,000	+ 16.2%
Average Sales Price*	\$329,922	\$414,444	+ 25.6%	\$337,884	\$382,155	+ 13.1%
Percent of Original List Price Received*	100.2%	97.8%	- 2.4%	98.7%	99.5%	+ 0.8%
Inventory of Homes for Sale	15	41	+ 173.3%	—	—	—
Months Supply of Inventory	1.9	4.7	+ 147.4%	—	—	—

* 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.