Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 52

52-Chesterfield

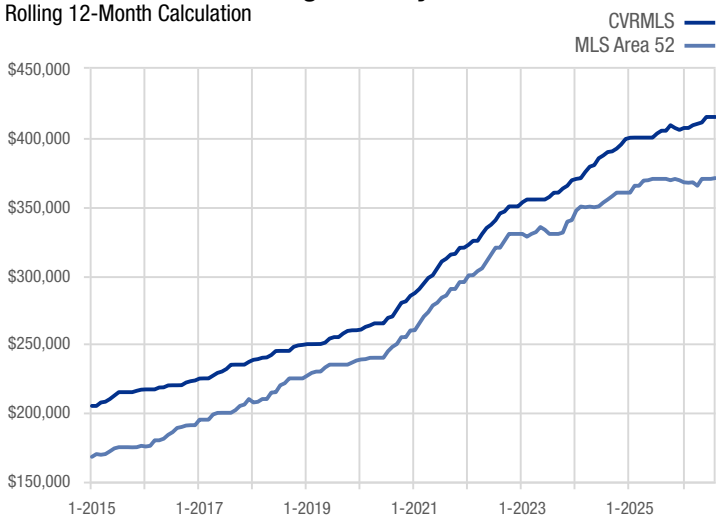
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	127	**115**	- 9.4%	940	**949**	+ 1.0%
Pending Sales	110	**87**	- 20.9%	759	**734**	- 3.3%
Closed Sales	106	**83**	- 21.7%	732	**719**	- 1.8%
Days on Market Until Sale	27	**22**	- 18.5%	31	**24**	- 22.6%
Median Sales Price*	$380,000	**$391,000**	+ 2.9%	$375,000	**$375,000**	0.0%
Average Sales Price*	$390,560	**$393,291**	+ 0.7%	$387,411	**$392,492**	+ 1.3%
Percent of Original List Price Received*	98.7%	**98.3%**	- 0.4%	99.5%	**99.4%**	- 0.1%
Inventory of Homes for Sale	197	**182**	- 7.6%	—	**—**	—
Months Supply of Inventory	2.1	**2.0**	- 4.8%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	10	**13**	+ 30.0%	97	**122**	+ 25.8%
Pending Sales	11	**10**	- 9.1%	81	**85**	+ 4.9%
Closed Sales	9	**10**	+ 11.1%	69	**78**	+ 13.0%
Days on Market Until Sale	38	**28**	- 26.3%	33	**23**	- 30.3%
Median Sales Price*	$324,900	**$319,045**	- 1.8%	$335,000	**$344,995**	+ 3.0%
Average Sales Price*	$307,377	**$290,334**	- 5.5%	$317,793	**$321,232**	+ 1.1%
Percent of Original List Price Received*	98.3%	**96.0%**	- 2.3%	98.8%	**98.4%**	- 0.4%
Inventory of Homes for Sale	23	**20**	- 13.0%	—	**—**	—
Months Supply of Inventory	2.6	**2.1**	- 19.2%	—	**—**	—

* 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.

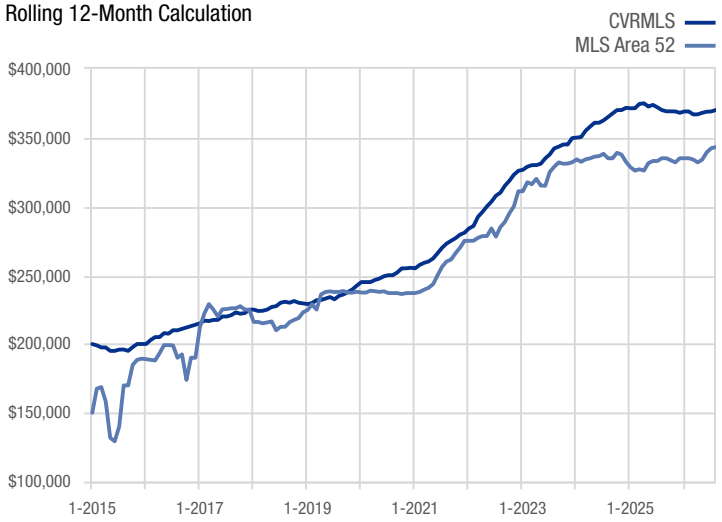
Median Sales Price - Single-Family

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 September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.