# Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

# MLS Area 54

54-Chesterfield

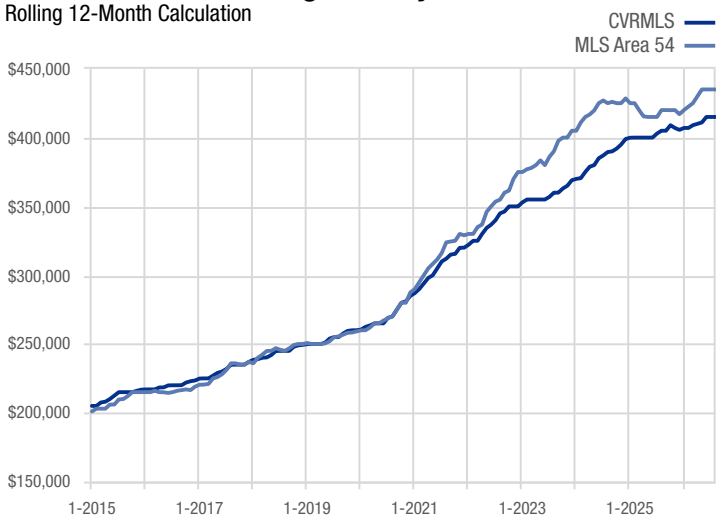
| Single Family | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 8-2025 | Thru 8-2026 | % Change |
| New Listings | 150 | **128** | - 14.7% | 1,253 | **1,281** | + 2.2% |
| Pending Sales | 98 | **106** | + 8.2% | 922 | **974** | + 5.6% |
| Closed Sales | 121 | **125** | + 3.3% | 900 | **975** | + 8.3% |
| Days on Market Until Sale | 24 | **19** | - 20.8% | 27 | **30** | + 11.1% |
| Median Sales Price* | $452,000 | **$450,000** | - 0.4% | $415,000 | **$446,800** | + 7.7% |
| Average Sales Price* | $493,463 | **$491,635** | - 0.4% | $457,835 | **$477,587** | + 4.3% |
| Percent of Original List Price Received* | 99.7% | **99.3%** | - 0.4% | 99.9% | **99.7%** | - 0.2% |
| Inventory of Homes for Sale | 259 | **249** | - 3.9% | — | — | — |
| Months Supply of Inventory | 2.3 | **2.1** | - 8.7% | — | — | — |

| Condo/Town | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 8-2025 | Thru 8-2026 | % Change |
| New Listings | 29 | **48** | + 65.5% | 249 | **255** | + 2.4% |
| Pending Sales | 17 | **26** | + 52.9% | 147 | **191** | + 29.9% |
| Closed Sales | 24 | **18** | - 25.0% | 145 | **170** | + 17.2% |
| Days on Market Until Sale | 44 | **76** | + 72.7% | 53 | **74** | + 39.6% |
| Median Sales Price* | $381,658 | **$390,000** | + 2.2% | $365,835 | **$366,490** | + 0.2% |
| Average Sales Price* | $369,267 | **$393,515** | + 6.6% | $357,958 | **$364,939** | + 2.0% |
| Percent of Original List Price Received* | 95.7% | **96.1%** | + 0.4% | 97.7% | **97.2%** | - 0.5% |
| Inventory of Homes for Sale | 98 | **76** | - 22.4% | — | — | — |
| Months Supply of Inventory | 5.9 | **3.4** | - 42.4% | — | — | — |

* 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.

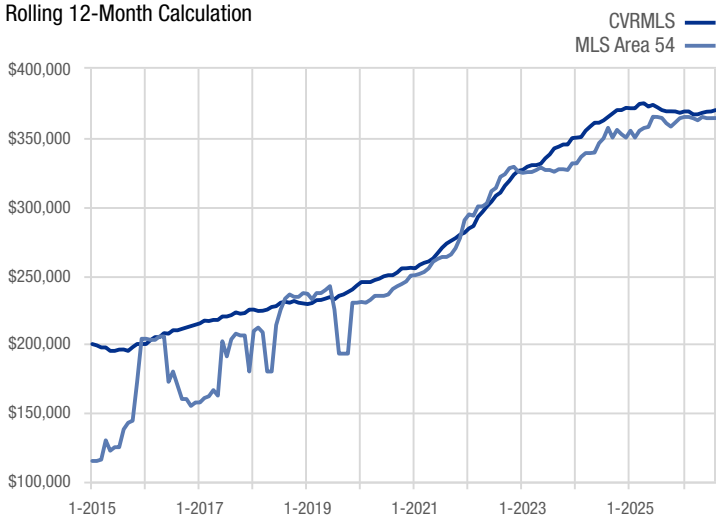
## Median Sales Price - Single-Family

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.