

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 52

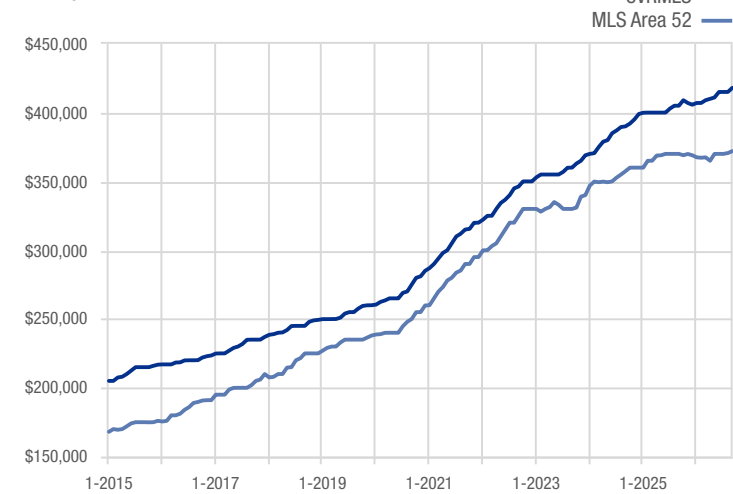
52-Chesterfield

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	124	120	- 3.2%	1,064	1,081	+ 1.6%
Pending Sales	95	89	- 6.3%	854	818	- 4.2%
Closed Sales	106	72	- 32.1%	838	792	- 5.5%
Days on Market Until Sale	37	29	- 21.6%	32	24	- 25.0%
Median Sales Price*	\$370,000	\$390,000	+ 5.4%	\$375,000	\$375,000	0.0%
Average Sales Price*	\$392,684	\$391,635	- 0.3%	\$388,099	\$392,414	+ 1.1%
Percent of Original List Price Received*	98.3%	97.9%	- 0.4%	99.3%	99.3%	0.0%
Inventory of Homes for Sale	200	202	+ 1.0%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

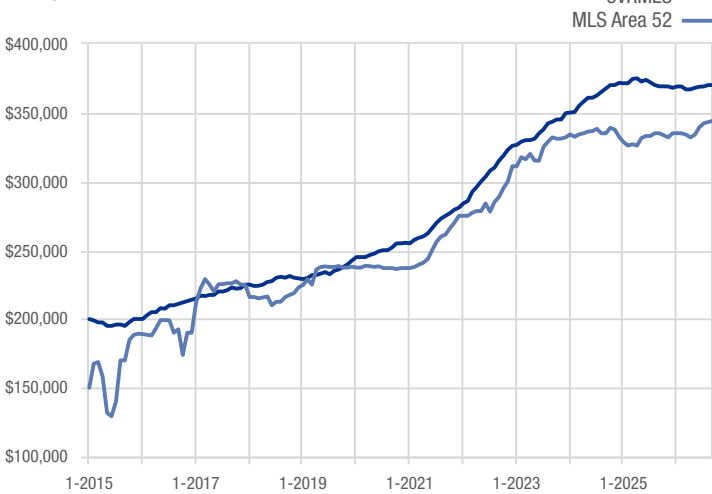
Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	16	10	- 37.5%	113	132	+ 16.8%
Pending Sales	4	5	+ 25.0%	85	90	+ 5.9%
Closed Sales	11	14	+ 27.3%	80	92	+ 15.0%
Days on Market Until Sale	21	25	+ 19.0%	32	24	- 25.0%
Median Sales Price*	\$349,000	\$345,978	- 0.9%	\$335,000	\$345,000	+ 3.0%
Average Sales Price*	\$338,763	\$331,803	- 2.1%	\$320,276	\$322,840	+ 0.8%
Percent of Original List Price Received*	98.4%	99.8%	+ 1.4%	98.7%	98.6%	- 0.1%
Inventory of Homes for Sale	30	21	- 30.0%	—	—	—
Months Supply of Inventory	3.4	2.2	- 35.3%	—	—	—

* 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.