

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 62

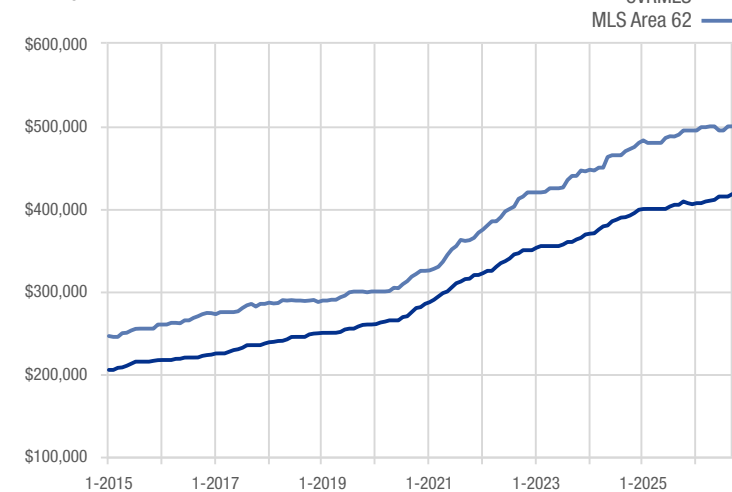
62-Chesterfield

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	160	162	+ 1.3%	1,507	1,567	+ 4.0%
Pending Sales	118	110	- 6.8%	1,205	1,231	+ 2.2%
Closed Sales	119	113	- 5.0%	1,142	1,203	+ 5.3%
Days on Market Until Sale	33	28	- 15.2%	26	25	- 3.8%
Median Sales Price*	\$496,915	\$535,000	+ 7.7%	\$492,500	\$500,000	+ 1.5%
Average Sales Price*	\$546,106	\$586,178	+ 7.3%	\$554,285	\$558,584	+ 0.8%
Percent of Original List Price Received*	101.0%	100.4%	- 0.6%	100.7%	100.6%	- 0.1%
Inventory of Homes for Sale	240	265	+ 10.4%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

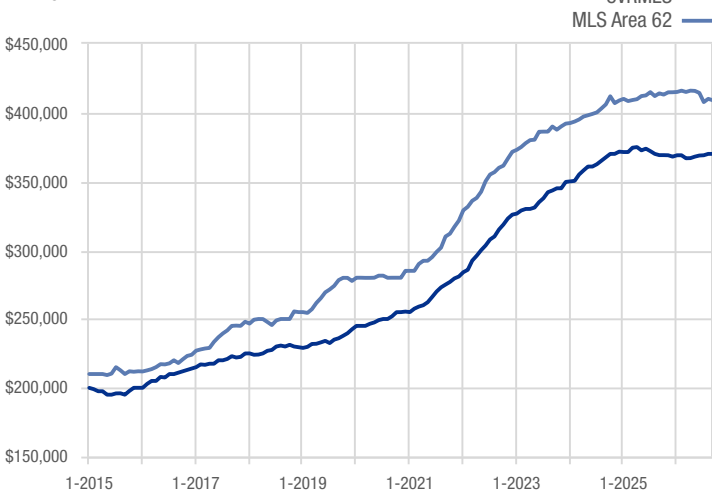
Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	60	85	+ 41.7%	522	621	+ 19.0%
Pending Sales	45	38	- 15.6%	360	385	+ 6.9%
Closed Sales	34	33	- 2.9%	359	345	- 3.9%
Days on Market Until Sale	38	40	+ 5.3%	38	44	+ 15.8%
Median Sales Price*	\$424,568	\$409,995	- 3.4%	\$414,890	\$405,000	- 2.4%
Average Sales Price*	\$408,748	\$416,342	+ 1.9%	\$400,292	\$411,785	+ 2.9%
Percent of Original List Price Received*	97.7%	97.0%	- 0.7%	99.0%	97.9%	- 1.1%
Inventory of Homes for Sale	121	168	+ 38.8%	—	—	—
Months Supply of Inventory	3.2	4.2	+ 31.3%	—	—	—

* 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.