

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 64

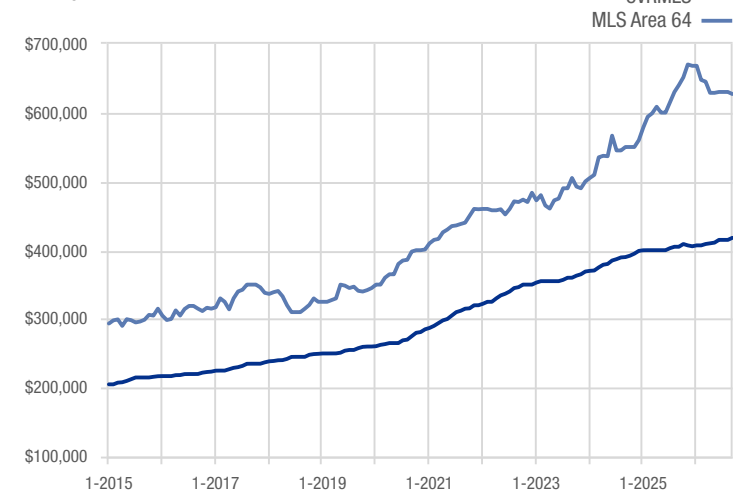
64-Chesterfield

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	57	46	- 19.3%	424	378	- 10.8%
Pending Sales	39	33	- 15.4%	354	321	- 9.3%
Closed Sales	35	19	- 45.7%	332	304	- 8.4%
Days on Market Until Sale	15	17	+ 13.3%	17	15	- 11.8%
Median Sales Price*	\$779,000	\$600,000	- 23.0%	\$669,950	\$600,000	- 10.4%
Average Sales Price*	\$728,274	\$662,629	- 9.0%	\$708,583	\$685,673	- 3.2%
Percent of Original List Price Received*	99.0%	99.9%	+ 0.9%	100.4%	102.1%	+ 1.7%
Inventory of Homes for Sale	52	51	- 1.9%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

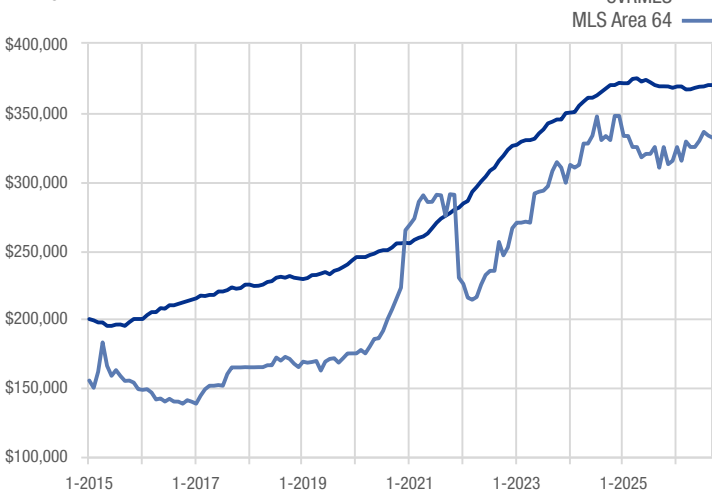
Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	18	17	- 5.6%	94	163	+ 73.4%
Pending Sales	5	14	+ 180.0%	62	91	+ 46.8%
Closed Sales	3	6	+ 100.0%	60	65	+ 8.3%
Days on Market Until Sale	74	20	- 73.0%	20	23	+ 15.0%
Median Sales Price*	\$249,000	\$249,950	+ 0.4%	\$319,975	\$334,350	+ 4.5%
Average Sales Price*	\$271,633	\$297,467	+ 9.5%	\$338,939	\$372,670	+ 10.0%
Percent of Original List Price Received*	90.5%	99.3%	+ 9.7%	98.4%	98.8%	+ 0.4%
Inventory of Homes for Sale	20	37	+ 85.0%	—	—	—
Months Supply of Inventory	2.7	3.7	+ 37.0%	—	—	—

* 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.