

THE LONG & FOSTER MARKET MINUTE™

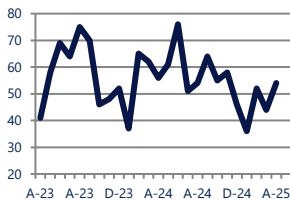
FOCUS ON: **CHESTER HOUSING MARKET**

APRIL 2025

Zip Code(s): 23831 and 23836

Units Sold

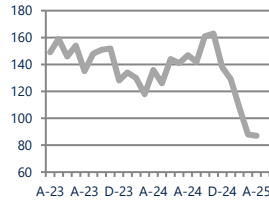
54



Down -4%
Vs. Year Ago

Active Inventory

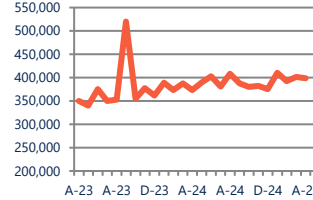
87



Down -36%
Vs. Year Ago

Median Sale Price

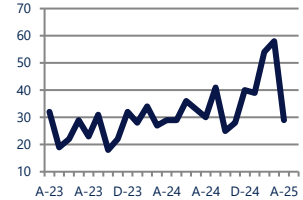
\$398,875



Up 7%
Vs. Year Ago

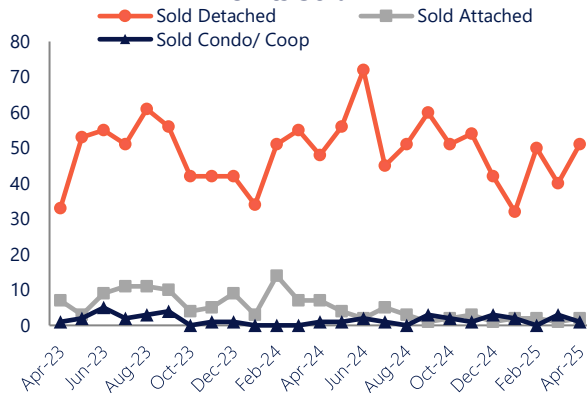
Days On Market

29



No Change
Vs. Year Ago

Units Sold*



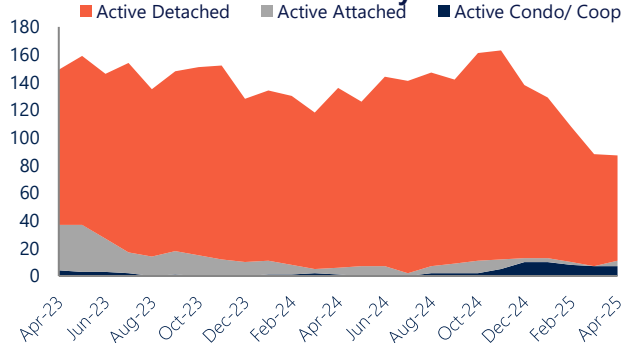
Units Sold

There was an increase in total units sold in April, with 54 sold this month in Chester versus 44 last month, an increase of 23%. This month's total units sold was lower than at this time last year, a decrease of 4% versus April 2024.

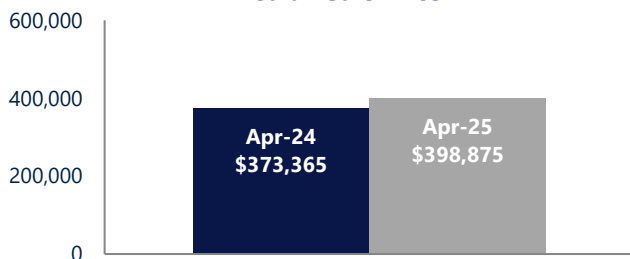
Active Inventory

Versus last year, the total number of homes available this month is lower by 49 units or 36%. The total number of active inventory this April was 87 compared to 136 in April 2024. This month's total of 87 is lower than the previous month's total supply of available inventory of 88, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Chester Homes was \$373,365. This April, the median sale price was \$398,875, an increase of 7% or \$25,510 compared to last year. The current median sold price is 1% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Chester are defined as properties listed in zip code/s 23831 and 23836.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.

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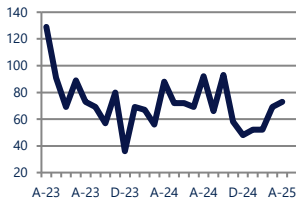
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New Listings

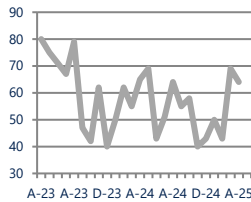
73



Down -17%
Vs. Year Ago

Current Contracts

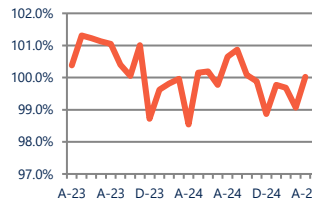
64



Down -2%
Vs. Year Ago

Sold Vs. List Price

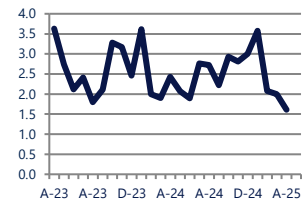
100.0%



Up 1.5%
Vs. Year Ago

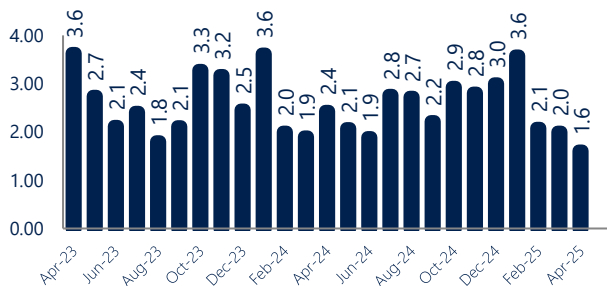
Months of Supply

1.6



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

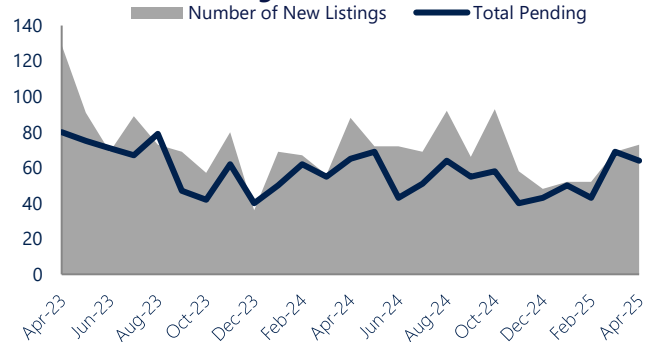
In April, there was 1.6 months of supply available in Chester, compared to 2.4 in April 2024. That is a decrease of 34% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

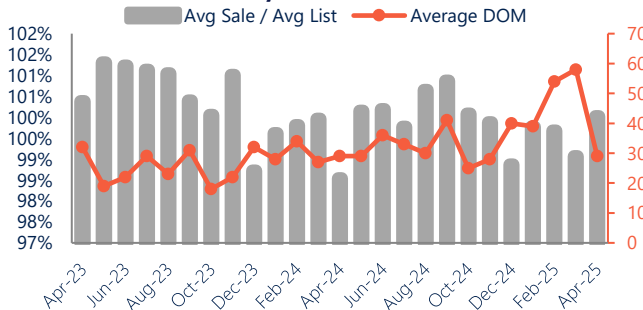
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Chester compared to 88 in April 2024, a decrease of 17%. There were 64 current contracts pending sale this April compared to 65 a year ago. The number of current contracts is 2% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Chester was 100.0% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 29, which is similar compared to a year ago.

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