

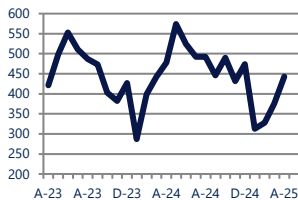
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: CHESTERFIELD COUNTY AND COLONIAL HEIGHTS CITY HOUSING MARKET

APRIL 2025

## Units Sold

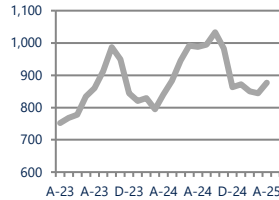
443



Down -7%  
Vs. Year Ago

## Active Inventory

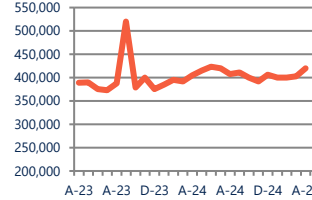
877



Up 4%  
Vs. Year Ago

## Median Sale Price

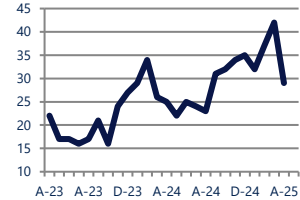
\$420,000



Up 4%  
Vs. Year Ago

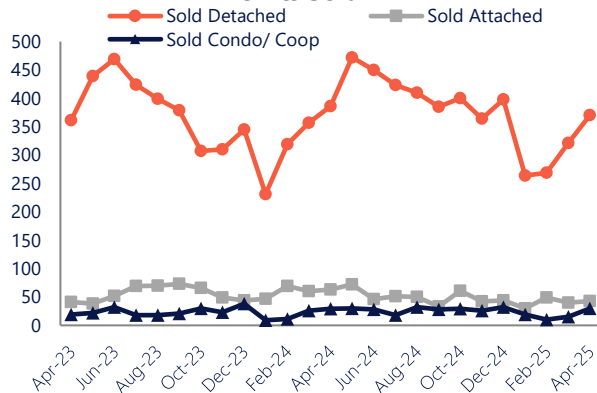
## Days On Market

29



Up 16%  
Vs. Year Ago

## Units Sold\*



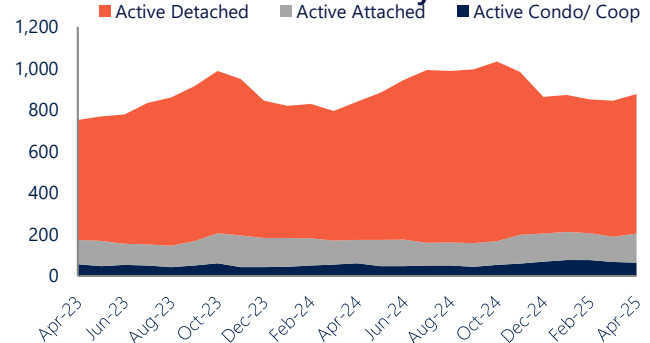
## Units Sold

There was an increase in total units sold in April, with 443 sold this month in Chesterfield County and Colonial Heights City versus 376 last month, an increase of 18%. This month's total units sold was lower than at this time last year, a decrease of 7% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 37 units or 4%. The total number of active inventory this April was 877 compared to 840 in April 2024. This month's total of 877 is higher than the previous month's total supply of available inventory of 844, an increase of 4%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Chesterfield County and Colonial Heights City Homes was \$405,000. This April, the median sale price was \$420,000, an increase of 4% or \$15,000 compared to last year. The current median sold price is 4% higher 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.

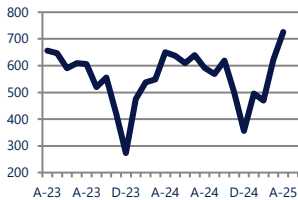
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHESTERFIELD COUNTY AND COLONIAL HEIGHTS CITY HOUSING MARKET**

APRIL 2025

## New Listings

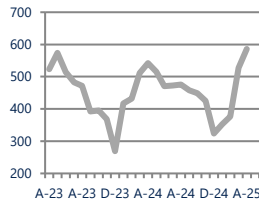
726



Up 12%  
Vs. Year Ago

## Current Contracts

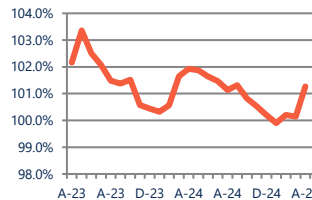
586



Up 8%  
Vs. Year Ago

## Sold Vs. List Price

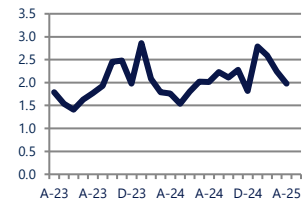
101.3%



Down -0.6%  
Vs. Year Ago

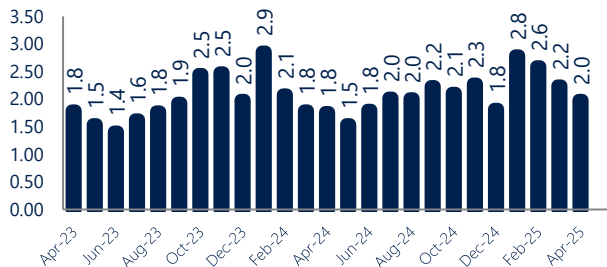
## Months of Supply

2.0



Up 13%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

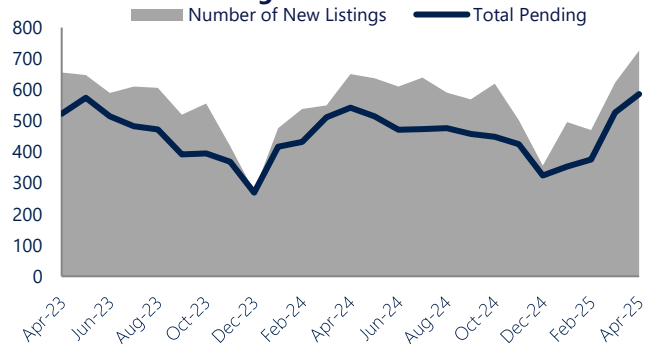
In April, there was 2.0 months of supply available in Chesterfield County and Colonial Heights City, compared to 1.8 in April 2024. That is an increase of 13% versus a year ago.

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.

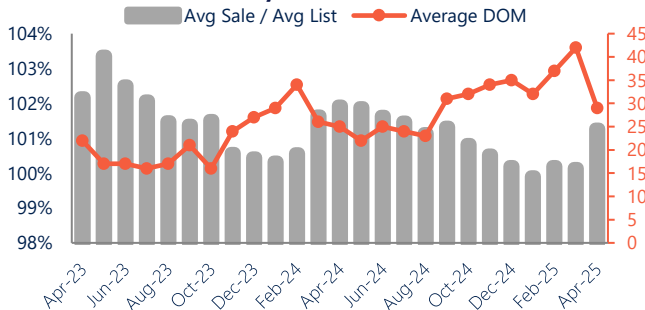
## New Listings & Current Contracts

This month there were 726 homes newly listed for sale in Chesterfield County and Colonial Heights City compared to 650 in April 2024, an increase of 12%. There were 586 current contracts pending sale this April compared to 542 a year ago. The number of current contracts is 8% higher 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 Chesterfield County and Colonial Heights City was 101.3% of the average list price, which is 0.7% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 25, an increase of 16%.