

THE LONG & FOSTER MARKET MINUTE™

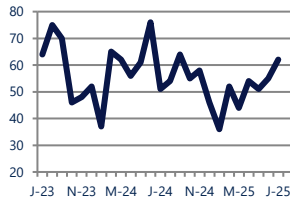
FOCUS ON: **CHESTER HOUSING MARKET**

JULY 2025

Zip Code(s): 23831 and 23836

Units Sold

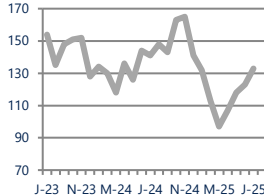
62



Up 22%
Vs. Year Ago

Active Inventory

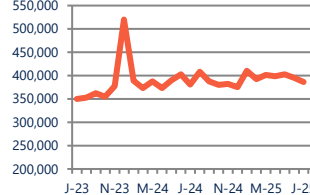
133



Down -6%
Vs. Year Ago

Median Sale Price

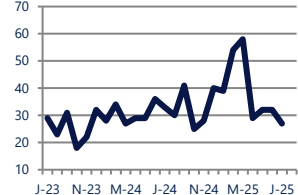
\$386,000



Up 1%
Vs. Year Ago

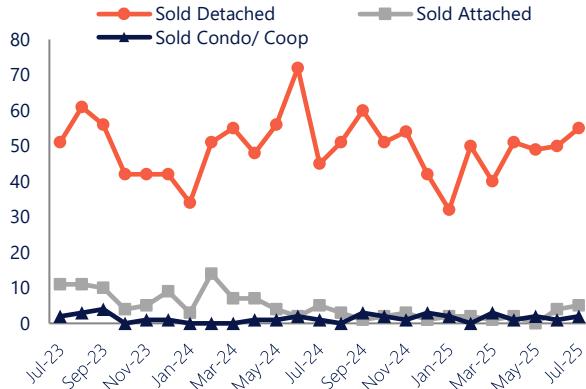
Days On Market

27



Down -18%
Vs. Year Ago

Units Sold*



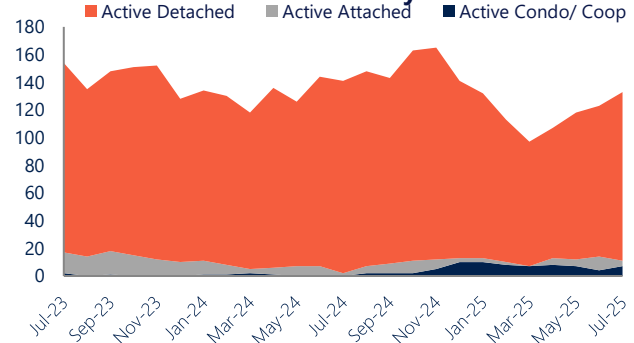
Units Sold

There was an increase in total units sold in July, with 62 sold this month in Chester versus 55 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 22% versus July 2024.

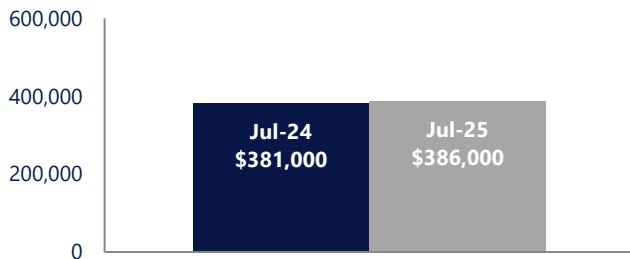
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 6%. The total number of active inventory this July was 133 compared to 141 in July 2024. This month's total of 133 is higher than the previous month's total supply of available inventory of 123, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Chester Homes was \$381,000. This July, the median sale price was \$386,000, an increase of 1% or \$5,000 compared to last year. The current median sold price is 2% lower than in June.

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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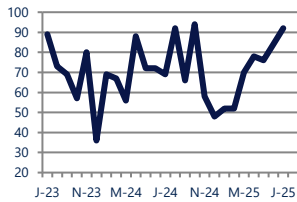
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JULY 2025

Zip Code(s): 23831 and 23836

New Listings

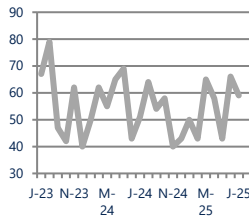
92



Up 33%
Vs. Year Ago

Current Contracts

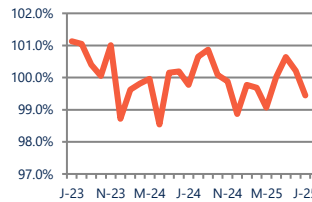
59



Up 16%
Vs. Year Ago

Sold Vs. List Price

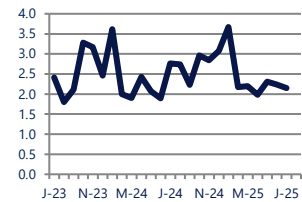
99.4%



No Change
Vs. Year Ago

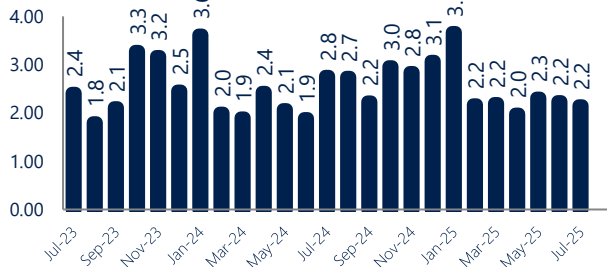
Months of Supply

2.2



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

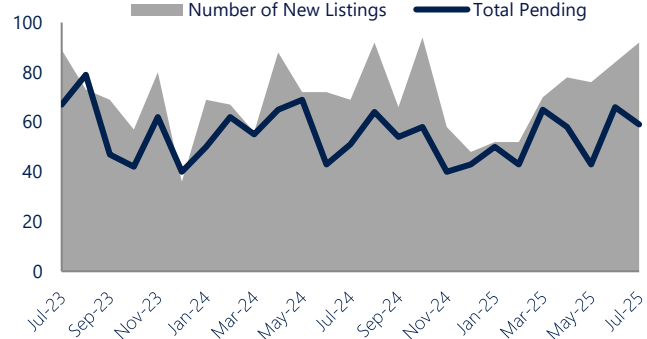
In July, there was 2.1 months of supply available in Chester, compared to 2.8 in July 2024. That is a decrease of 22% versus a year ago.

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.

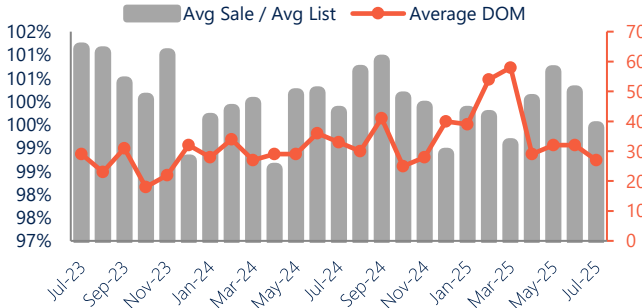
New Listings & Current Contracts

This month there were 92 homes newly listed for sale in Chester compared to 69 in July 2024, an increase of 33%. There were 59 current contracts pending sale this July compared to 51 a year ago. The number of current contracts is 16% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Chester was 99.4% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 33, a decrease of 18%.

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