

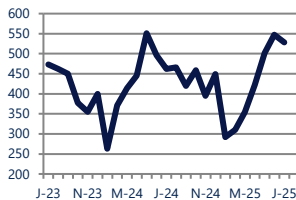
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHESTERFIELD COUNTY HOUSING MARKET**

JULY 2025

Units Sold

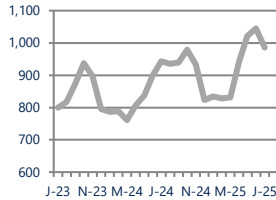
528



Up 14%
Vs. Year Ago

Active Inventory

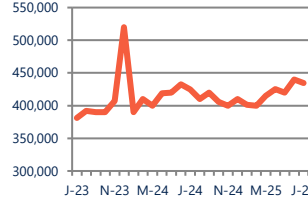
986



Up 5%
Vs. Year Ago

Median Sale Price

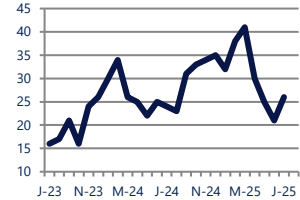
\$434,500



Up 2%
Vs. Year Ago

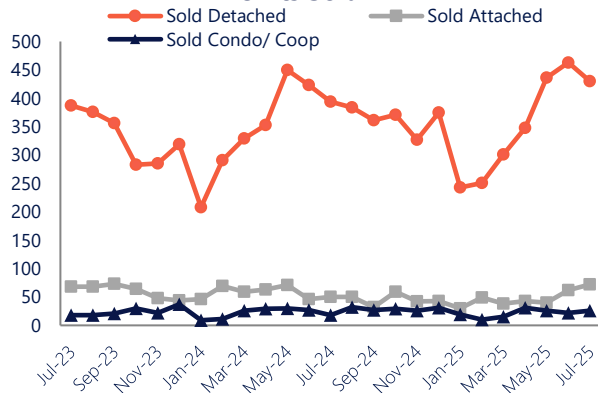
Days On Market

26



Up 8%
Vs. Year Ago

Units Sold*



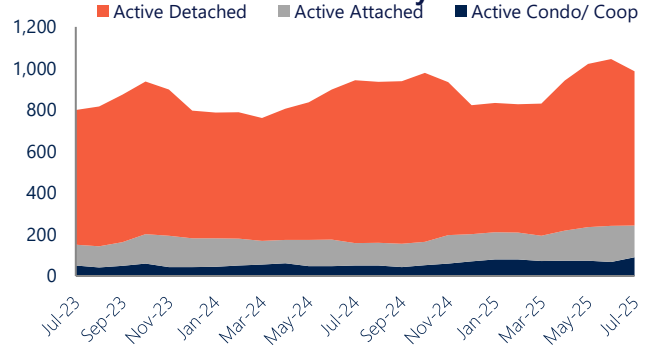
Units Sold

There was a decrease in total units sold in July, with 528 sold this month in Chesterfield County versus 547 last month, a decrease of 3%. This month's total units sold was higher than at this time last year, an increase of 14% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 43 units or 5%. The total number of active inventory this July was 986 compared to 943 in July 2024. This month's total of 986 is lower than the previous month's total supply of available inventory of 1,045, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Chesterfield County Homes was \$424,950. This July, the median sale price was \$434,500, an increase of 2% or \$9,550 compared to last year. The current median sold price is 1% 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.

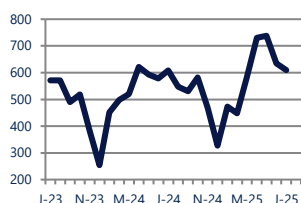
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHESTERFIELD COUNTY HOUSING MARKET**

JULY 2025

New Listings

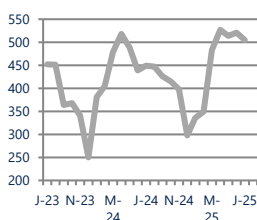
610



No Change
Vs. Year Ago

Current Contracts

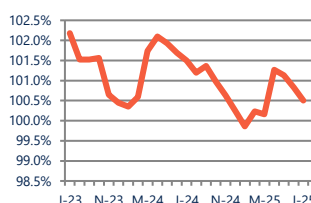
505



Up 12%
Vs. Year Ago

Sold Vs. List Price

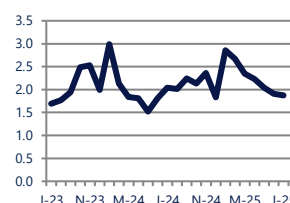
100.5%



Down -1%
Vs. Year Ago

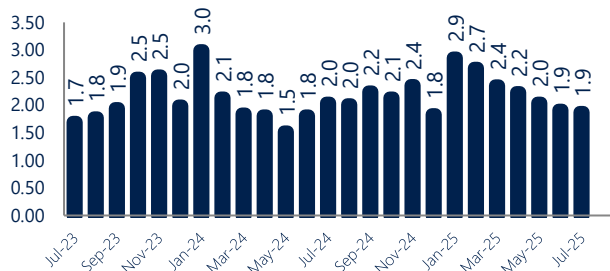
Months of Supply

1.9



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

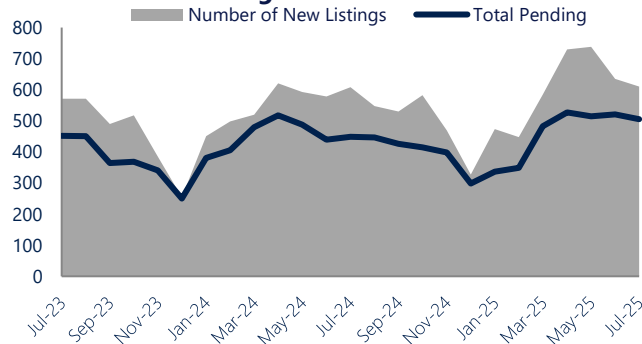
In July, there was 1.9 months of supply available in Chesterfield County, compared to 2.0 in July 2024. That is a decrease of 9% versus a year ago.

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.

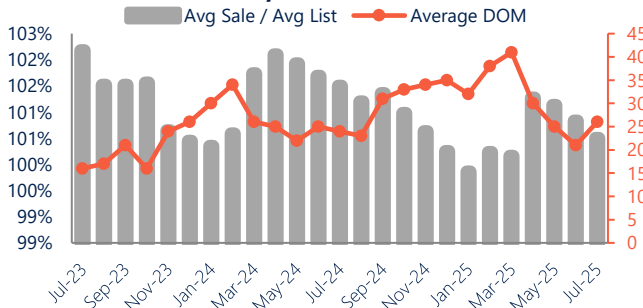
New Listings & Current Contracts

This month there were 610 homes newly listed for sale in Chesterfield County, which is similar to the amount in July 2024. There were 505 current contracts pending sale this July compared to 449 a year ago. The number of current contracts is 12% 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 Chesterfield County was 100.5% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 26, higher than the average last year, which was 24, an increase of 8%.