Market Report for Chesterfield County

804-Michael 642-4235

September 2026
SINGLE-FAMILY
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August 2026 numbers, compared with August 2025

MEDIAN SALES PRICE	AVERAGE SALES PRICE	HOMES FOR SALE	DAYS ON MARKET	CLOSED SALES	MONTHS OF SUPPLY
$453,975	**$511,849**	**709**	**22**	**372**	**1.9**
▲ 0.9% vs Aug '25	▲ 0.3% vs Aug '25	▼ 2.5% vs Aug '25	▼ 4.3% vs Aug '25	▼ 4.9% vs Aug '25	▼ 5.0% vs Aug '25
YTD $450,000 ▲ 2.3%	YTD $504,621 ▲ 1.0%	727 a year ago	YTD 25 ▼ 3.8%	YTD 3,065 ▲ 3.8%	2.0 a year ago

804-Michael's Take on Chesterfield County

Chesterfield is the steady one this month. August ended with 709 single-family homes for sale, 18 fewer than a year ago, and supply edged down to 1.9 months from 2.0 last August: at the current pace of sales, every home would sell in just under two months.

Prices have flattened at a high level. August's median sales price was $453,975, less than 1% above last August; the average barely moved at $511,849. For the year, the median is $450,000, up 2.3%. Sellers received 99.6% of their original asking price, a little better than 99.4% last August, and homes sold in 22 days, a day faster.

Activity has cooled a little on both sides. New listings fell 8.8% from last August and pending sales slipped 3.4%, while 372 homes sold, down from 391. Year to date, sales are still up about 4%, so the slower August looks like a pause rather than a turn. Sales usually slow in the fall and homes take a little longer to sell, so next month I'm watching whether fewer new listings keep supply this tight. The 804-MarketScore calls it a seller's market, and the 804-MarketStrength says it is steady.

Strategy in This Market

Sellers, a well-presented home should still bring close to full price, and with fewer new listings coming on the market, that edge should hold into the fall. Buyers, you have a little more choice than in Henrico or the city, but don't count on big discounts; the fall usually adds a few days on the market and a little room to talk price.

Thinking about selling or buying in the next year? The best plans start well before the sign goes up or the first showing. Call **804-Michael** to talk through your timing.

Single-Family Detail

	AUG 2025	AUG 2026	CHANGE	YTD 2025	YTD 2026	CHANGE
New listings	455	**415**	▼ 8.8%	3,907	**3,960**	▲ 1.4%
Pending sales	355	**343**	▼ 3.4%	3,083	**3,120**	▲ 1.2%
Closed sales	391	**372**	▼ 4.9%	2,952	**3,065**	▲ 3.8%
Days on market	23	**22**	▼ 4.3%	26	**25**	▼ 3.8%
Median sales price	$450,000	**$453,975**	▲ 0.9%	$440,000	**$450,000**	▲ 2.3%
Average sales price	$510,158	**$511,849**	▲ 0.3%	$499,471	**$504,621**	▲ 1.0%
% of original list price	99.4%	**99.6%**	▲ 0.2%	100.1%	**100.2%**	▲ 0.1%
Homes for sale	727	**709**	▼ 2.5%	-	**-**	-
Months of supply	2.0	**1.9**	▼ 5.0%	-	**-**	-

SELLER'S MARKET

→ STEADY

+5

SELLER | BALANCED | BUYER

804-MarketScore

Final: Sellers 6, Buyers 1

	SUPPLY	LIST PRICE	DAYS	INVENTORY	PENDING	PRICES	TOTAL
Sellers	2	2	1	0	0	1	6
Buyers	0	0	0	1	0	0	1

Supply by Price Range

PRICE RANGE	FOR SALE	SUPPLY	SCORE
All prices	**726**	**2.0**	+4
Under $250K	14	1.2	+5
$250K–$399K	170	1.3	+8
$400K–$599K	274	2.0	+4
$600K–$899K	202	3.0	+2
$900K and up	66	3.9	+1

Buyer Activity

	AUG 2026	VS AUG 2025
Showings	4,693	▼ 0.9%
Per listing	4.0	▼ 3.7%
Listings shown	1,181	▲ 2.9%

Every showing booked through ShowingTime, all property types.

Michael Hottman
Call 804-Michael or Text 804-642-4235

Market Reports for 11 areas at 804re.com
Licensed Real Estate Broker in Virginia
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Source: Central Virginia Regional MLS via ShowingTime Plus FastStats, current as of September 10, 2026; price ranges via InfoSparks, as of September 15, 2026. Based on information from CVR MLS for the period September 1, 2024 through August 31, 2026. Deemed reliable but not guaranteed. Median prices, average prices and percent of list price do not account for seller concessions or down payment assistance. Percent changes use rounded figures and can swing widely where there are few sales or listings. 804-MarketScore: six signals, each worth up to 2 points toward sellers or buyers. Map: US Census Bureau.

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Chesterfield County

August 2026 numbers, month by month

September 2026
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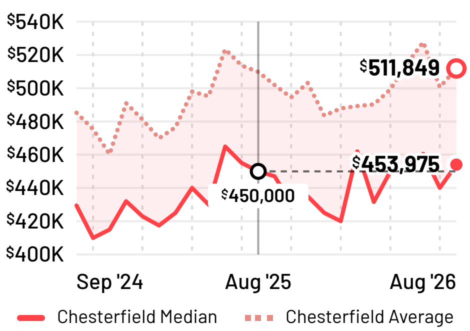
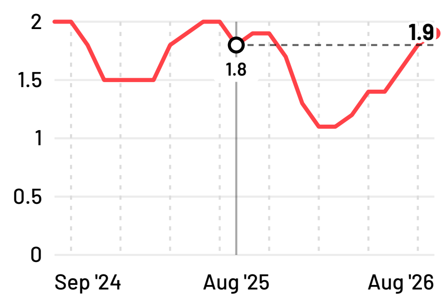
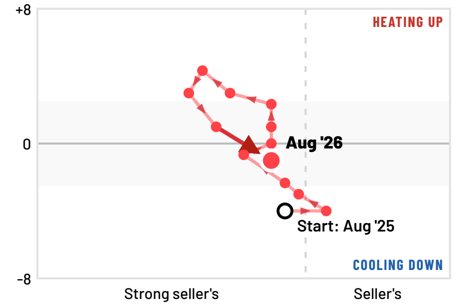
Median and Average Price



Months of Supply

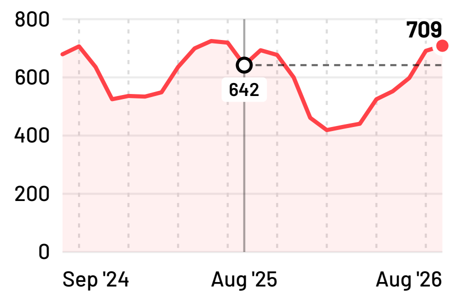


804-MarketDirection Timeline (1 year)

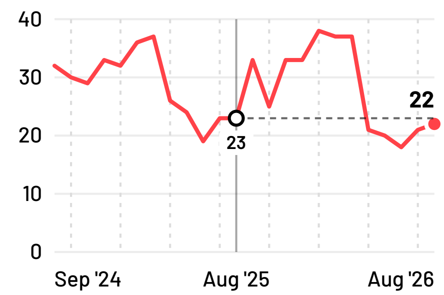


Across: where it stands. Up: which way it's moving.
Each dot is that month and the two before it, averaged.

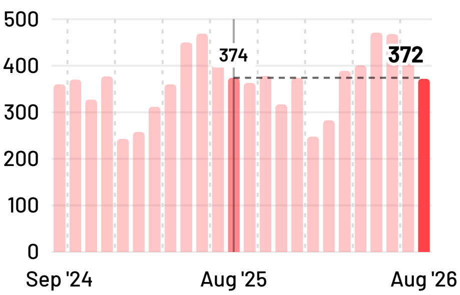
Homes for Sale



Days on Market



Closed Sales



804-MarketStrength: August 2026 vs August 2025

Chesterfield County

August 2026
Single-family homes

Sellers MOVING TOWARD **Buyers**

1 ➜ 2

Maximum total score = 12

Chesterfield	Favors · points
New listings	Sellers +1
Homes under contract	Buyers +1
Months of supply	Buyers +1
Median Sales price	Neither
Average % of last list	Neither
Median Days on market	Neither
Total	**Sellers 1 · Buyers 2**

804-MarketCarpet (4 months)

Measure	2026 May	Jun	Jul	Aug
Months of supply	2	1	N	1
New listings	1	1	1	1
Homes under contract	1	1	1	1
Median sales price	1	N	1	N
% of list price	N	N	N	N
Days on market	N	N	N	N
Sellers	5	2	0	1
Buyers	0	1	3	2
Which way	▲	•	▼	•

2 1 Sellers 1 2 Buyers N Neither
▲ heating up ▼ cooling

How the 804-MarketStrength and the 804-MarketCarpet are figured: 804re.com/market-report

About These Numbers

372 closed sales of single-family homes in August 2026. A solid data set, so the numbers for the month are a dependable read of this market.

See five years of the 804-MarketCarpet for every area at 804re.com/market-report, or scan the code below.

Michael Hottman · Licensed Real Estate Broker in Virginia · Malcolm Real Estate, Ashland, VA · **Call 804-Michael or Text 804-642-4235** · **804re.com**

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