804 Michael 642-4235

Market Report for Chesterfield County

September 2026 numbers, compared with September 2025

October 2026
SINGLE-FAMILY
PAGE 1

Median sales price	Average sales price	Homes for sale	Days on market	Closed sales	Months of supply
$464,000	$511,393	811	28	312	2.2
▲ 3.7% vs Sep '25	▲ 1.7% vs Sep '25	▲ 6.6% vs Sep '25	▼ 15.2% vs Sep '25	▼ 16.6% vs Sep '25	▲ 4.8% vs Sep '25
YTD $450,000 ▲ 2.3%	YTD $505,247 ▲ 1.1%	761 a year ago	YTD 26 ▼ 3.7%	YTD 3,383 ▲ 1.7%	2.1 a year ago

804-Michael's Take on Chesterfield County

Chesterfield is a seller's market, though a modest one. September ended with 811 single-family homes for sale, 7% more than a year ago, and a 2.2-month supply: at the current pace of sales, that is how long the homes for sale would last. Supply is only a little looser than a year ago, so buyers have just a bit more room than before.

Prices are up but not racing. September's median sales price was $464,000, up 3.7% from last September, and the year-to-date median, $450,000, is up 2.3%. The average rose 1.7% to $511,393. Sellers received 99.2% of their original asking price, just under last September's 99.4%.

How fast homes sell is where I'm looking for a change. Homes took 28 days to sell, five fewer than last September, but 312 sold, down 17% from 374, and pending sales fell 15% to 322. Sales usually slow in the fall, so next month's test is whether sales and pending sales keep running this far behind last year. The SimpleMarket Scale calls it a seller's market, and the SimpleMarket Momentum says it is holding steady.

Strategy in This Market

Sellers, price in line with recent sales nearby; homes are going under contract in under a month, but fewer homes are selling than a year ago, so a price set too high will sit. **Buyers**, you have a little more to choose from and time to compare, so line up your financing and be ready to write an offer when the right home appears.

A market report can't price your home or find your next one. If you want to know what these numbers mean for you, call **804-Michael**.

Single-Family Detail

	Sep 2025	Sep 2026	Change	YTD 2025	YTD 2026	Change
New listings	504	**492**	▼ 2.4%	4,411	**4,479**	▲ 1.5%
Pending sales	378	**322**	▼ 14.8%	3,461	**3,427**	▼ 1.0%
Closed sales	374	**312**	▼ 16.6%	3,326	**3,383**	▲ 1.7%
Days on market	33	**28**	▼ 15.2%	27	**26**	▼ 3.7%
Median sales price	$447,400	**$464,000**	▲ 3.7%	$440,000	**$450,000**	▲ 2.3%
Average sales price	$502,896	**$511,393**	▲ 1.7%	$499,859	**$505,247**	▲ 1.1%
% of original list price	99.4%	**99.2%**	▼ 0.2%	100.0%	**100.1%**	▲ 0.1%
Homes for sale	761	**811**	▲ 6.6%	-	-	-
Months of supply	2.1	**2.2**	▲ 4.8%	-	-	-

SimpleMarket Read

SELLER'S MARKET

+2

Seller | Balanced | Buyer

→ Steady



SimpleMarket Scale

	SUPPLY	LIST PRICE	DAYS	INVENTORY	PENDING	PRICES	TOTAL
Sellers	1	2	1	0	0	1	5
Buyers	0	0	0	2	1	0	3

Buyer Activity

	Sep 2026	vs Sep 2025
Showings	4,144	▼ 14.1%
Per listing	3.4	▼ 13.8%
Listings shown	1,206	▼ 0.2%

Every showing booked through ShowingTime, all property types.



Michael Hottman
Call 804-Michael or Text 804-642-4235
Market Reports for 13 areas at 804re.com
Licensed Real Estate Broker in Virginia
Malcolm Real Estate, Ashland, VA

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Source: Central Virginia Regional MLS via ShowingTime Plus FastStats, current as of October 10, 2026. Based on information from CVR MLS for the period October 1, 2024 through September 30, 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. SimpleMarket Scale: six signals, each worth up to 2 points toward sellers or buyers. Map: US Census Bureau.

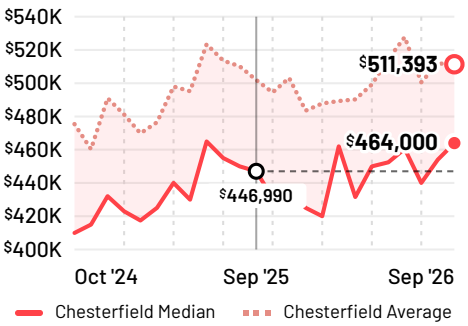
A SimpleMarket Report, developed by Michael Hottman

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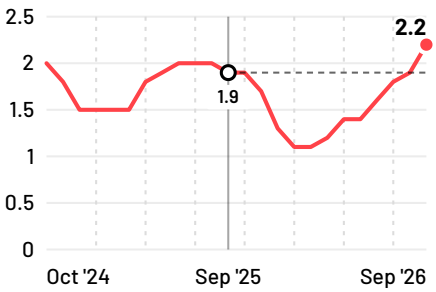
Market Report for Chesterfield County

September 2026 numbers, month by month

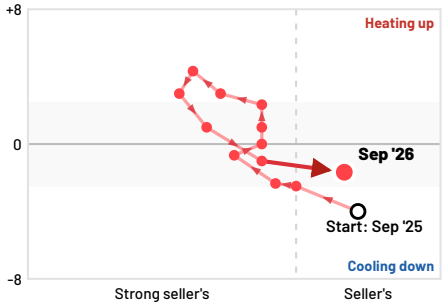
Median and Average Price



Months of Supply

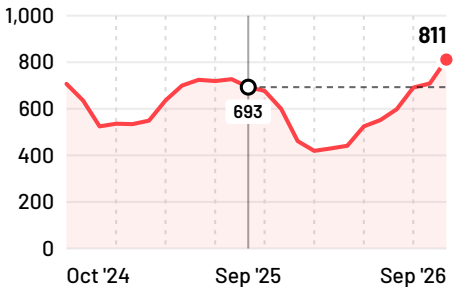


SimpleMarket Trail (1 year)

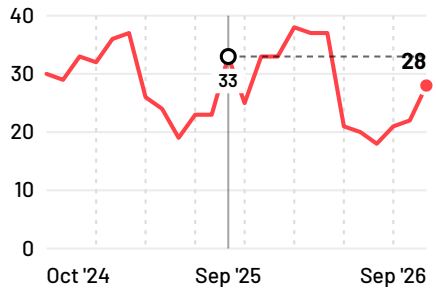


Across: where it stands. Up: which way it's moving.
Each dot is that month and the two before it, averaged.

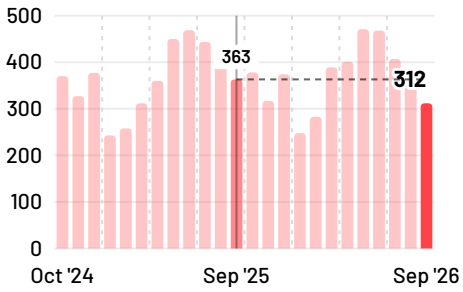
Homes for Sale



Days on Market



Closed Sales



SimpleMarket Momentum: September 2026 vs September 2025

Chesterfield County

September 2026
Single-family homes

Sellers Moving toward **Buyers**

3 ⇨ **4**

Maximum total score = 12

Chesterfield	Favors · points
New listings	Neither
Homes under contract	Buyers +2
Months of supply	Buyers +2
Median Sales price	Sellers +1
Average % of original list	Neither
Average Days on market	Sellers +2
Total	**Sellers 3 · Buyers 4**

How the SimpleMarket Momentum and the SimpleMarket Carpet are figured: 804re.com/market-report

SimpleMarket Carpet (4 months)

Measure	2026 Jun	Jul	Aug	Sep
Months of supply	1	N	1	2
New listings	1	1	1	N
Homes under contract	1	1	1	2
Median sales price	N	1	N	1
% of list price	N	N	N	N
Days on market	N	N	N	2
Sellers	2	0	1	3
Buyers	1	3	2	4
Which way	·	▼	·	·

2 1 Sellers 1 2 Buyers N Neither

▲ heating up ▼ cooling

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

About These Numbers

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

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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