Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Louisa County

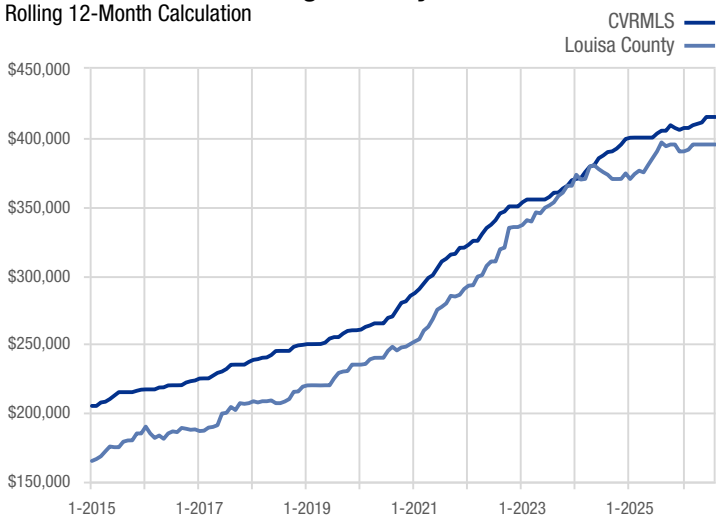
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	37	**34**	- 8.1%	312	**321**	+ 2.9%
Pending Sales	36	**25**	- 30.6%	235	**182**	- 22.6%
Closed Sales	43	**18**	- 58.1%	231	**159**	- 31.2%
Days on Market Until Sale	40	**78**	+ 95.0%	46	**53**	+ 15.2%
Median Sales Price*	$404,900	**$387,925**	- 4.2%	$395,000	**$399,950**	+ 1.3%
Average Sales Price*	$427,048	**$410,447**	- 3.9%	$443,750	**$453,862**	+ 2.3%
Percent of Original List Price Received*	99.7%	**96.9%**	- 2.8%	98.4%	**98.2%**	- 0.2%
Inventory of Homes for Sale	85	**112**	+ 31.8%	—	**—**	—
Months Supply of Inventory	3.0	**5.3**	+ 76.7%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**7**	—
Pending Sales	0	**0**	0.0%	0	**5**	—
Closed Sales	0	**1**	—	2	**5**	+ 150.0%
Days on Market Until Sale	—	**110**	—	68	**98**	+ 44.1%
Median Sales Price*	—	**$489,786**	—	$537,500	**$489,786**	- 8.9%
Average Sales Price*	—	**$489,786**	—	$537,500	**$495,311**	- 7.8%
Percent of Original List Price Received*	—	**99.9%**	—	95.8%	**95.0%**	- 0.8%
Inventory of Homes for Sale	0	**1**	—	—	**—**	—
Months Supply of Inventory	—	**0.4**	—	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

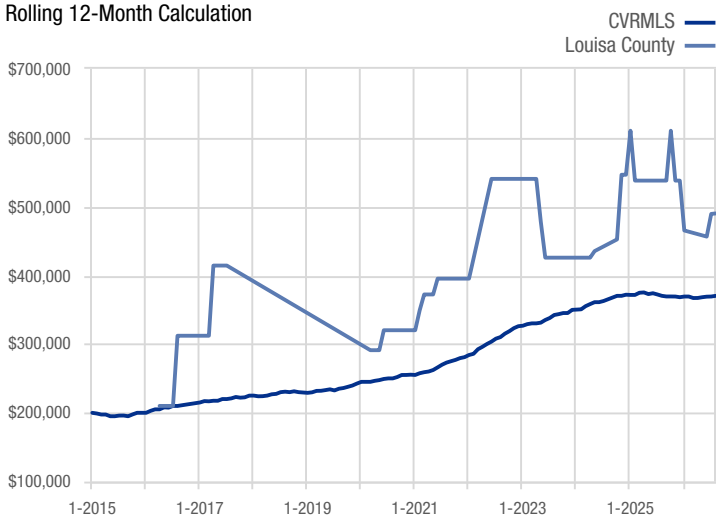
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.