Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Powhatan County

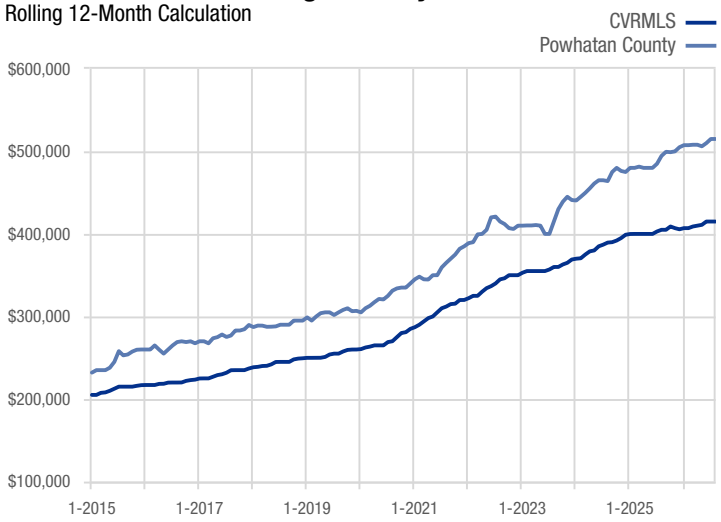
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	46	**53**	+ 15.2%	404	**470**	+ 16.3%
Pending Sales	38	**34**	- 10.5%	290	**301**	+ 3.8%
Closed Sales	44	**24**	- 45.5%	265	**284**	+ 7.2%
Days on Market Until Sale	23	**19**	- 17.4%	27	**32**	+ 18.5%
Median Sales Price*	$551,000	**$551,975**	+ 0.2%	$505,000	**$520,000**	+ 3.0%
Average Sales Price*	$586,696	**$602,300**	+ 2.7%	$580,189	**$596,431**	+ 2.8%
Percent of Original List Price Received*	97.7%	**99.2%**	+ 1.5%	99.2%	**98.3%**	- 0.9%
Inventory of Homes for Sale	92	**124**	+ 34.8%	—	**—**	—
Months Supply of Inventory	2.8	**3.5**	+ 25.0%	—	**—**	—

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	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of Original List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

* 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.

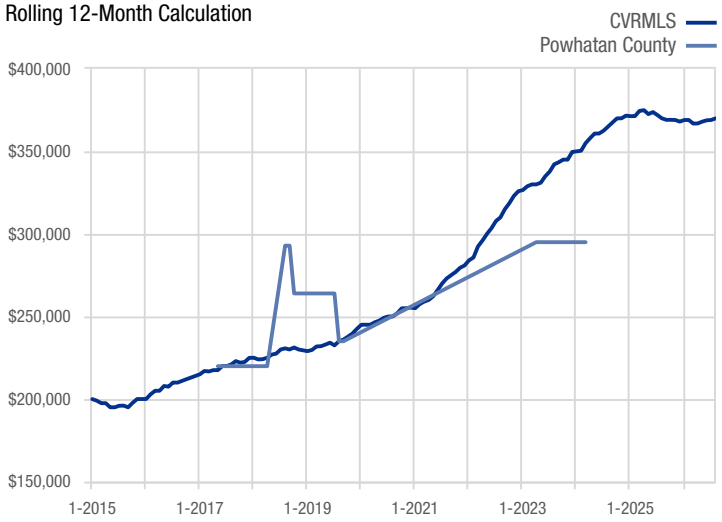
Median Sales Price - Single-Family

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.