Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Cumberland County

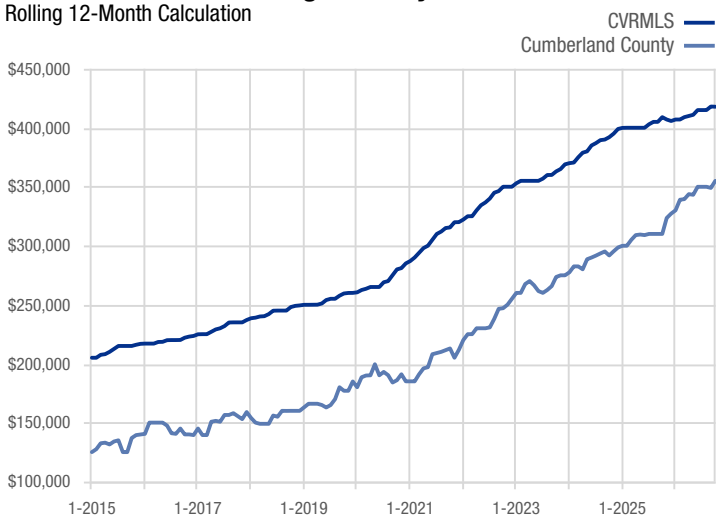
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	17	**12**	- 29.4%	136	**149**	+ 9.6%
Pending Sales	8	**9**	+ 12.5%	103	**110**	+ 6.8%
Closed Sales	7	**7**	0.0%	100	**107**	+ 7.0%
Days on Market Until Sale	30	**46**	+ 53.3%	32	**44**	+ 37.5%
Median Sales Price*	$245,000	**$407,500**	+ 66.3%	$324,500	**$357,500**	+ 10.2%
Average Sales Price*	$245,524	**$483,493**	+ 96.9%	$330,696	**$357,914**	+ 8.2%
Percent of Original List Price Received*	92.9%	**97.8%**	+ 5.3%	97.0%	**97.6%**	+ 0.6%
Inventory of Homes for Sale	28	**44**	+ 57.1%	—	**—**	—
Months Supply of Inventory	2.9	**4.4**	+ 51.7%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% 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.

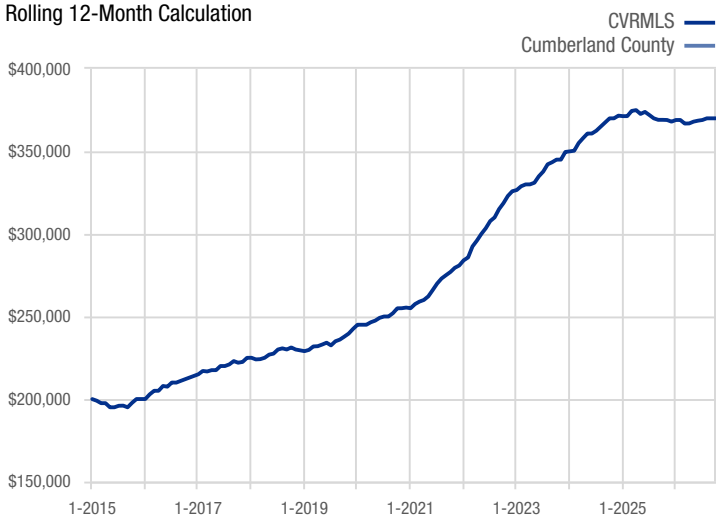
Median Sales Price - Single-Family

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 November 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.