Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Entire MLS

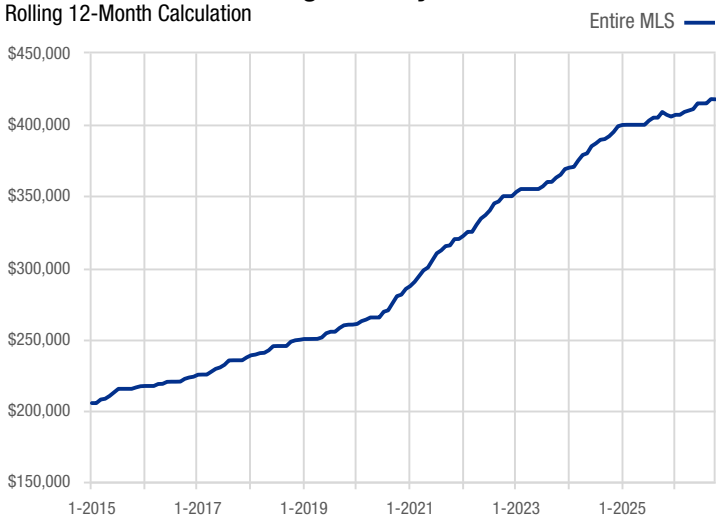
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1,889	**1,732**	- 8.3%	18,485	**19,114**	+ 3.4%
Pending Sales	1,396	**1,190**	- 14.8%	14,177	**13,797**	- 2.7%
Closed Sales	1,388	**1,192**	- 14.1%	13,699	**13,458**	- 1.8%
Days on Market Until Sale	31	**31**	0.0%	29	**30**	+ 3.4%
Median Sales Price*	$415,000	**$412,450**	- 0.6%	$409,000	**$420,000**	+ 2.7%
Average Sales Price*	$493,671	**$500,048**	+ 1.3%	$478,280	**$499,396**	+ 4.4%
Percent of Original List Price Received*	98.1%	**98.1%**	0.0%	99.4%	**99.3%**	- 0.1%
Inventory of Homes for Sale	3,234	**3,612**	+ 11.7%	—	**—**	—
Months Supply of Inventory	2.4	**2.7**	+ 12.5%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	386	**364**	- 5.7%	3,704	**4,120**	+ 11.2%
Pending Sales	229	**227**	- 0.9%	2,583	**2,743**	+ 6.2%
Closed Sales	271	**222**	- 18.1%	2,589	**2,591**	+ 0.1%
Days on Market Until Sale	39	**43**	+ 10.3%	36	**44**	+ 22.2%
Median Sales Price*	$370,345	**$374,995**	+ 1.3%	$369,000	**$372,000**	+ 0.8%
Average Sales Price*	$396,553	**$396,043**	- 0.1%	$395,108	**$395,788**	+ 0.2%
Percent of Original List Price Received*	98.2%	**97.7%**	- 0.5%	98.7%	**98.0%**	- 0.7%
Inventory of Homes for Sale	823	**911**	+ 10.7%	—	**—**	—
Months Supply of Inventory	3.3	**3.5**	+ 6.1%	—	**—**	—

* 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.

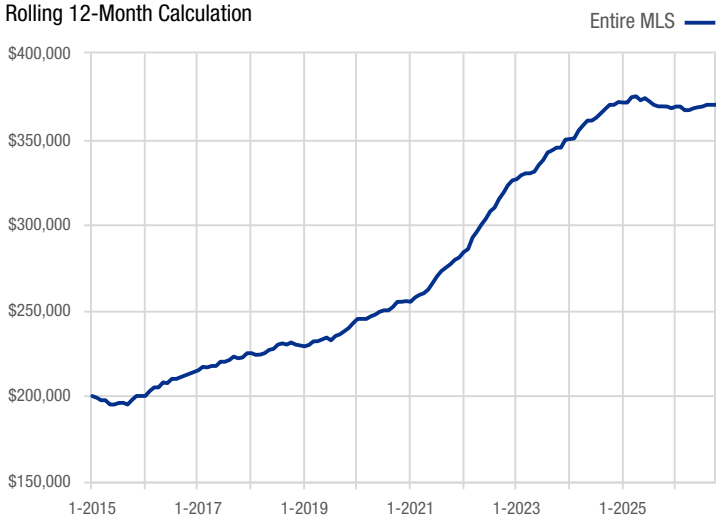
Median Sales Price - Single-Family

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.