Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Lancaster County

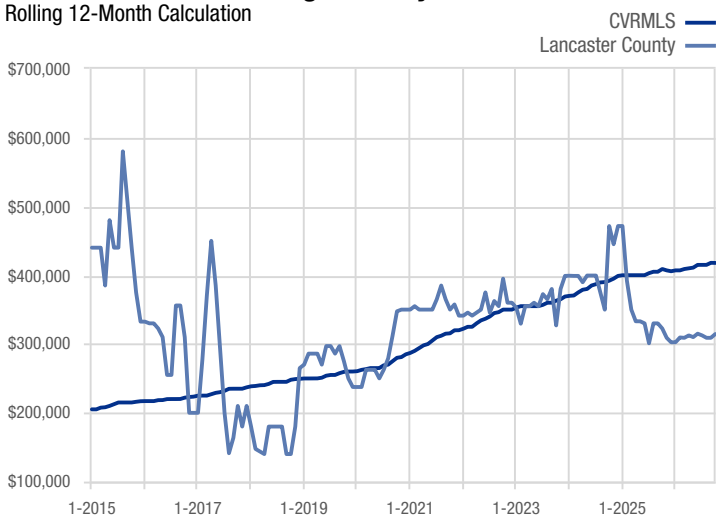
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	7	**7**	0.0%	89	**76**	- 14.6%
Pending Sales	4	**1**	- 75.0%	50	**40**	- 20.0%
Closed Sales	2	**6**	+ 200.0%	49	**41**	- 16.3%
Days on Market Until Sale	80	**37**	- 53.8%	56	**58**	+ 3.6%
Median Sales Price*	$682,500	**$960,000**	+ 40.7%	$315,000	**$341,000**	+ 8.3%
Average Sales Price*	$682,500	**$1,310,833**	+ 92.1%	$410,124	**$580,783**	+ 41.6%
Percent of Original List Price Received*	97.2%	**94.3%**	- 3.0%	95.1%	**93.3%**	- 1.9%
Inventory of Homes for Sale	20	**26**	+ 30.0%	—	**—**	—
Months Supply of Inventory	4.0	**6.6**	+ 65.0%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**3**	+ 200.0%
Pending Sales	0	**0**	0.0%	0	**3**	—
Closed Sales	0	**1**	—	0	**3**	—
Days on Market Until Sale	—	**12**	—	—	**23**	—
Median Sales Price*	—	**$260,000**	—	—	**$260,000**	—
Average Sales Price*	—	**$260,000**	—	—	**$344,333**	—
Percent of Original List Price Received*	—	**55.9%**	—	—	**84.9%**	—
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.

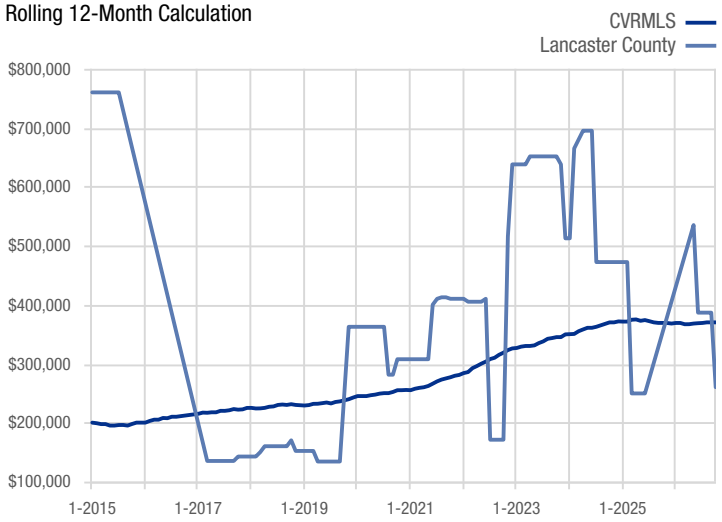
Median Sales Price - Single-Family

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.