Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Louisa County

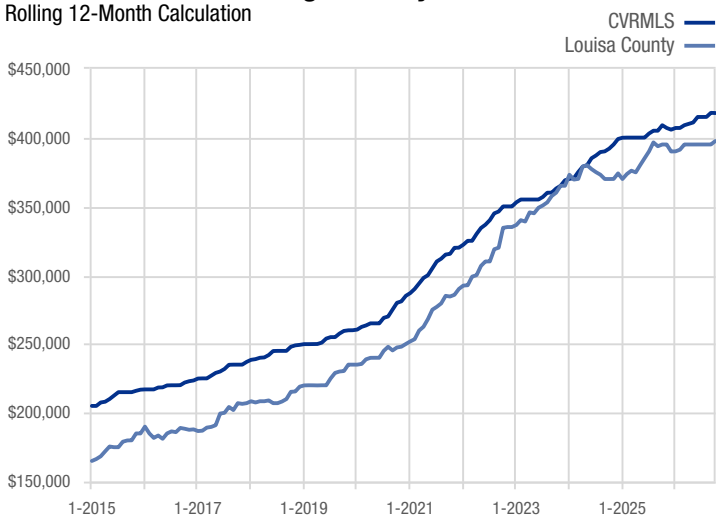
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	37	**28**	- 24.3%	380	**380**	0.0%
Pending Sales	23	**24**	+ 4.3%	280	**229**	- 18.2%
Closed Sales	30	**26**	- 13.3%	281	**216**	- 23.1%
Days on Market Until Sale	45	**47**	+ 4.4%	45	**52**	+ 15.6%
Median Sales Price*	$394,990	**$402,500**	+ 1.9%	$391,200	**$399,925**	+ 2.2%
Average Sales Price*	$456,422	**$514,277**	+ 12.7%	$439,175	**$458,319**	+ 4.4%
Percent of Original List Price Received*	97.9%	**96.7%**	- 1.2%	98.2%	**98.0%**	- 0.2%
Inventory of Homes for Sale	78	**101**	+ 29.5%	—	**—**	—
Months Supply of Inventory	2.8	**4.7**	+ 67.9%	—	**—**	—

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	**7**	—
Pending Sales	0	**0**	0.0%	0	**5**	—
Closed Sales	0	**0**	0.0%	2	**5**	+ 150.0%
Days on Market Until Sale	—	**—**	—	68	**98**	+ 44.1%
Median Sales Price*	—	**—**	—	$537,500	**$489,786**	- 8.9%
Average Sales Price*	—	**—**	—	$537,500	**$495,311**	- 7.8%
Percent of Original List Price Received*	—	**—**	—	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.

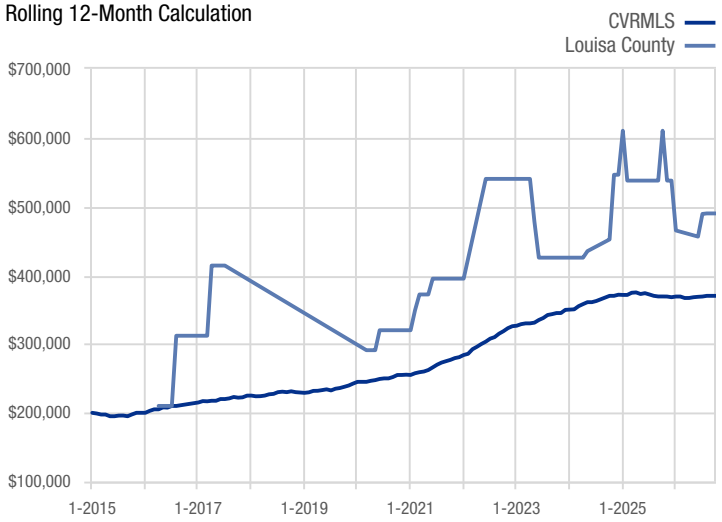
Median Sales Price - Single-Family

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