Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Powhatan County

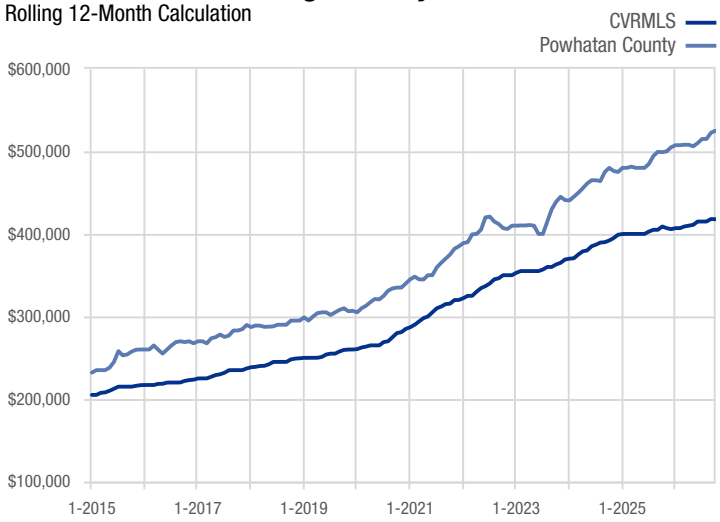
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	65	**59**	- 9.2%	518	**590**	+ 13.9%
Pending Sales	38	**30**	- 21.1%	364	**358**	- 1.6%
Closed Sales	34	**34**	0.0%	339	**347**	+ 2.4%
Days on Market Until Sale	37	**35**	- 5.4%	28	**32**	+ 14.3%
Median Sales Price*	$480,000	**$509,500**	+ 6.1%	$505,000	**$524,950**	+ 4.0%
Average Sales Price*	$607,715	**$556,949**	- 8.4%	$575,578	**$591,918**	+ 2.8%
Percent of Original List Price Received*	98.9%	**96.5%**	- 2.4%	99.0%	**98.0%**	- 1.0%
Inventory of Homes for Sale	89	**128**	+ 43.8%	—	**—**	—
Months Supply of Inventory	2.6	**3.8**	+ 46.2%	—	**—**	—

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.

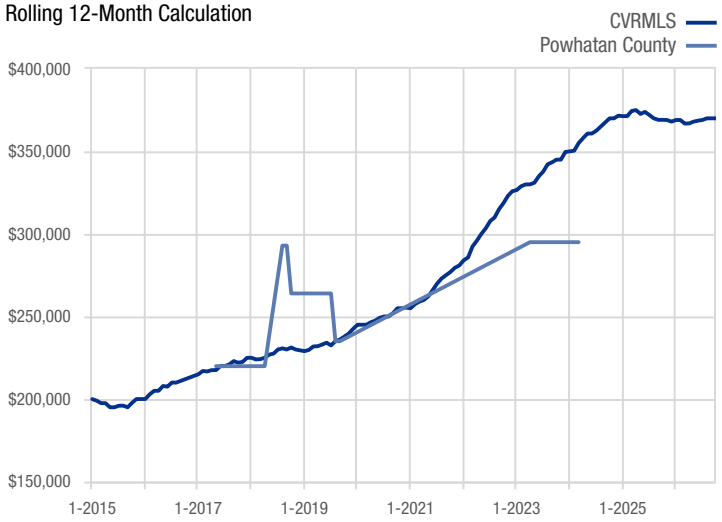
Median Sales Price - Single-Family

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.