

# Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



## Entire MLS

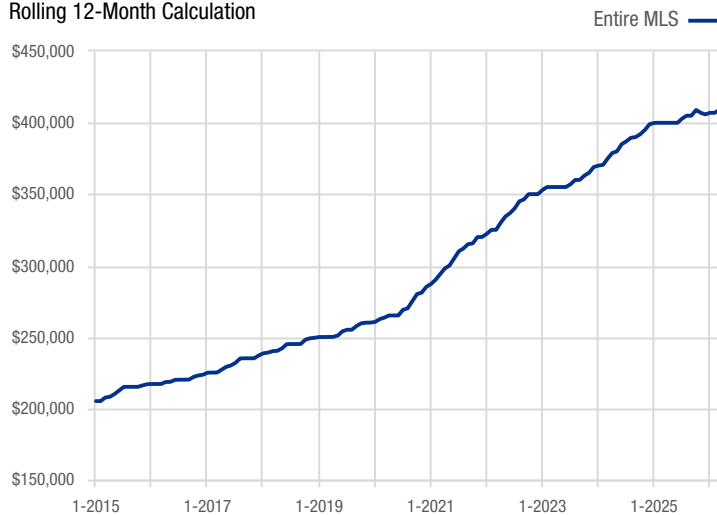
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	1,889	<b>1,944</b>	+ 2.9%	4,741	<b>4,883</b>	+ 3.0%
Pending Sales	1,590	<b>1,723</b>	+ 8.4%	3,805	<b>4,078</b>	+ 7.2%
Closed Sales	1,235	<b>1,299</b>	+ 5.2%	3,144	<b>3,189</b>	+ 1.4%
Days on Market Until Sale	37	<b>39</b>	+ 5.4%	37	<b>40</b>	+ 8.1%
Median Sales Price*	\$399,900	<b>\$410,000</b>	+ 2.5%	\$390,000	<b>\$397,250</b>	+ 1.9%
Average Sales Price*	\$458,672	<b>\$481,973</b>	+ 5.1%	\$450,805	<b>\$468,333</b>	+ 3.9%
Percent of Original List Price Received*	99.2%	<b>99.6%</b>	+ 0.4%	98.9%	<b>98.5%</b>	- 0.4%
Inventory of Homes for Sale	2,420	<b>2,220</b>	- 8.3%	—	—	—
Months Supply of Inventory	1.8	<b>1.6</b>	- 11.1%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	379	<b>441</b>	+ 16.4%	996	<b>1,135</b>	+ 14.0%
Pending Sales	293	<b>330</b>	+ 12.6%	756	<b>801</b>	+ 6.0%
Closed Sales	242	<b>243</b>	+ 0.4%	591	<b>619</b>	+ 4.7%
Days on Market Until Sale	38	<b>46</b>	+ 21.1%	40	<b>49</b>	+ 22.5%
Median Sales Price*	\$393,828	<b>\$360,000</b>	- 8.6%	\$370,000	<b>\$369,743</b>	- 0.1%
Average Sales Price*	\$410,118	<b>\$393,271</b>	- 4.1%	\$394,436	<b>\$398,514</b>	+ 1.0%
Percent of Original List Price Received*	99.0%	<b>98.2%</b>	- 0.8%	98.4%	<b>97.8%</b>	- 0.6%
Inventory of Homes for Sale	614	<b>699</b>	+ 13.8%	—	—	—
Months Supply of Inventory	2.5	<b>2.8</b>	+ 12.0%	—	—	—

\* 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.

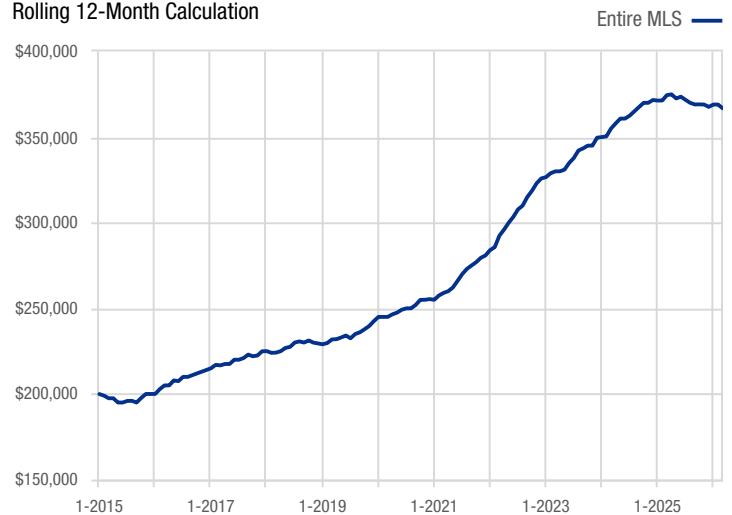
### Median Sales Price - Single-Family

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.