

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



Entire MLS

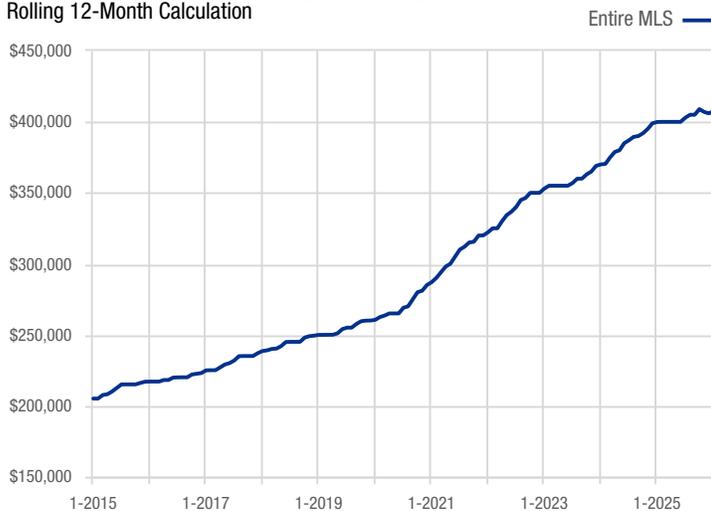
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	1,456	1,382	- 5.1%	1,456	1,382	- 5.1%
Pending Sales	981	1,206	+ 22.9%	981	1,206	+ 22.9%
Closed Sales	884	851	- 3.7%	884	851	- 3.7%
Days on Market Until Sale	36	39	+ 8.3%	36	39	+ 8.3%
Median Sales Price*	\$381,500	\$385,000	+ 0.9%	\$381,500	\$385,000	+ 0.9%
Average Sales Price*	\$442,984	\$464,915	+ 5.0%	\$442,984	\$464,915	+ 5.0%
Percent of Original List Price Received*	98.7%	97.4%	- 1.3%	98.7%	97.4%	- 1.3%
Inventory of Homes for Sale	2,383	2,101	- 11.8%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	304	349	+ 14.8%	304	349	+ 14.8%
Pending Sales	203	234	+ 15.3%	203	234	+ 15.3%
Closed Sales	150	172	+ 14.7%	150	172	+ 14.7%
Days on Market Until Sale	41	49	+ 19.5%	41	49	+ 19.5%
Median Sales Price*	\$345,000	\$370,000	+ 7.2%	\$345,000	\$370,000	+ 7.2%
Average Sales Price*	\$372,376	\$402,091	+ 8.0%	\$372,376	\$402,091	+ 8.0%
Percent of Original List Price Received*	97.3%	96.9%	- 0.4%	97.3%	96.9%	- 0.4%
Inventory of Homes for Sale	617	632	+ 2.4%	—	—	—
Months Supply of Inventory	2.6	2.6	0.0%	—	—	—

* 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.

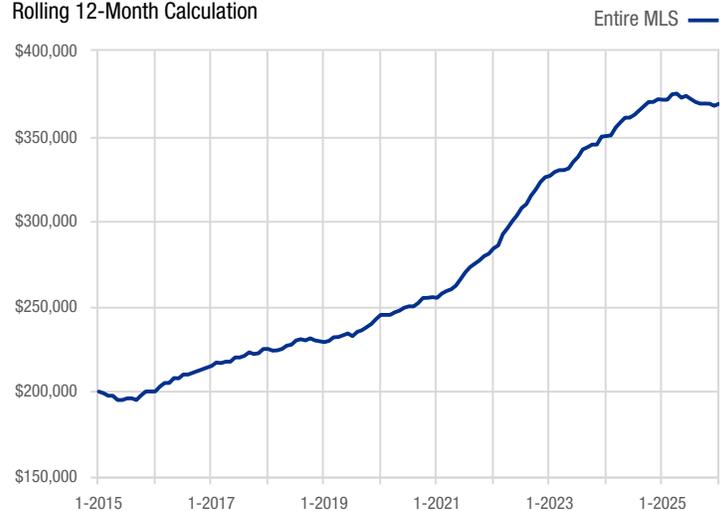
Median Sales Price - Single-Family

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.