

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



Lancaster County

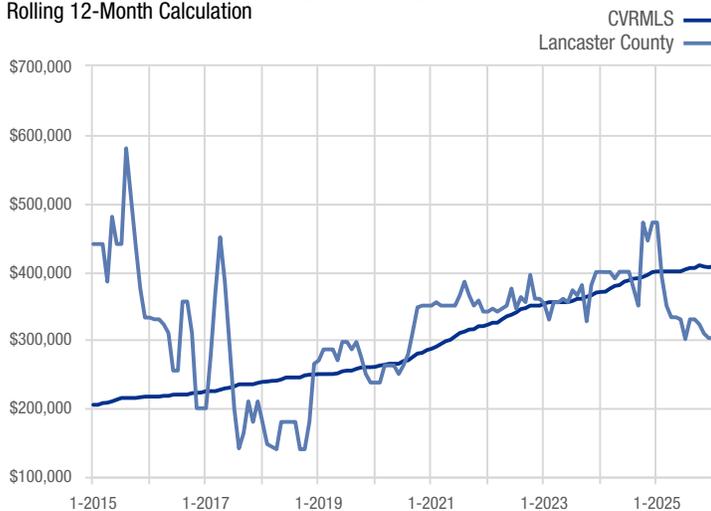
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	7	9	+ 28.6%	7	9	+ 28.6%
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	3	3	0.0%	3	3	0.0%
Days on Market Until Sale	96	26	- 72.9%	96	26	- 72.9%
Median Sales Price*	\$399,000	\$310,000	- 22.3%	\$399,000	\$310,000	- 22.3%
Average Sales Price*	\$426,333	\$574,163	+ 34.7%	\$426,333	\$574,163	+ 34.7%
Percent of Original List Price Received*	84.7%	97.1%	+ 14.6%	84.7%	97.1%	+ 14.6%
Inventory of Homes for Sale	14	21	+ 50.0%	—	—	—
Months Supply of Inventory	3.7	4.2	+ 13.5%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
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.

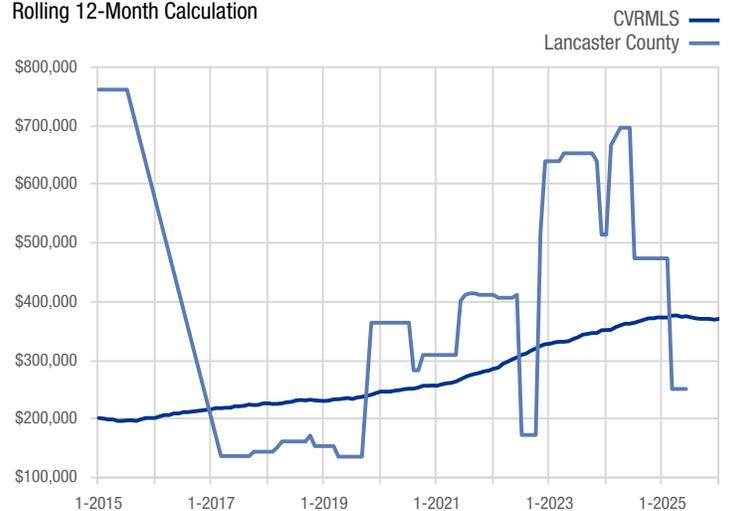
Median Sales Price - Single-Family

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.