

# Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



## Powhatan County

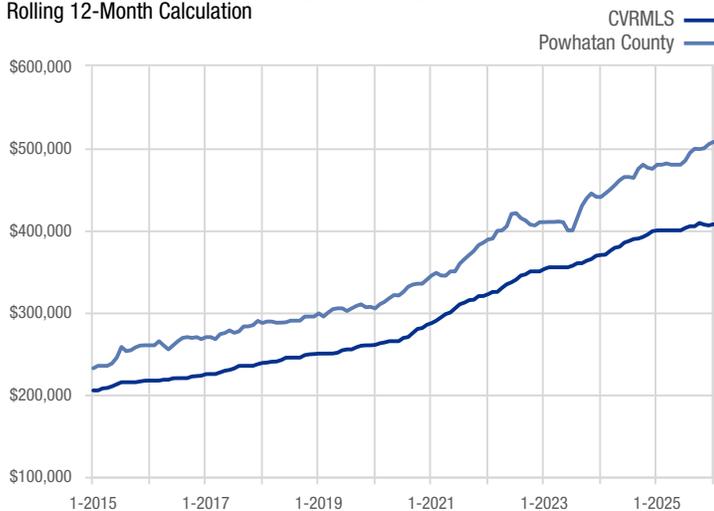
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	34	<b>36</b>	+ 5.9%	34	<b>36</b>	+ 5.9%
Pending Sales	16	<b>29</b>	+ 81.3%	16	<b>29</b>	+ 81.3%
Closed Sales	21	<b>25</b>	+ 19.0%	21	<b>25</b>	+ 19.0%
Days on Market Until Sale	44	<b>42</b>	- 4.5%	44	<b>42</b>	- 4.5%
Median Sales Price*	\$499,950	<b>\$575,000</b>	+ 15.0%	\$499,950	<b>\$575,000</b>	+ 15.0%
Average Sales Price*	\$532,802	<b>\$626,856</b>	+ 17.7%	\$532,802	<b>\$626,856</b>	+ 17.7%
Percent of Original List Price Received*	99.6%	<b>97.5%</b>	- 2.1%	99.6%	<b>97.5%</b>	- 2.1%
Inventory of Homes for Sale	59	<b>67</b>	+ 13.6%	—	—	—
Months Supply of Inventory	2.0	<b>1.9</b>	- 5.0%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Sales	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales	0	<b>0</b>	0.0%	0	<b>0</b>	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	<b>0</b>	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.

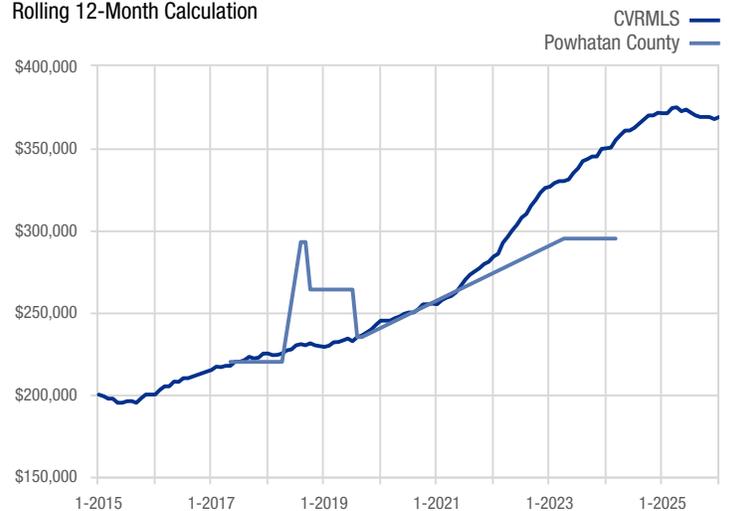
### Median Sales Price - Single-Family

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.