

Local Market Update – February 2026

A Research Tool Provided by Central Virginia Regional MLS.



Entire MLS

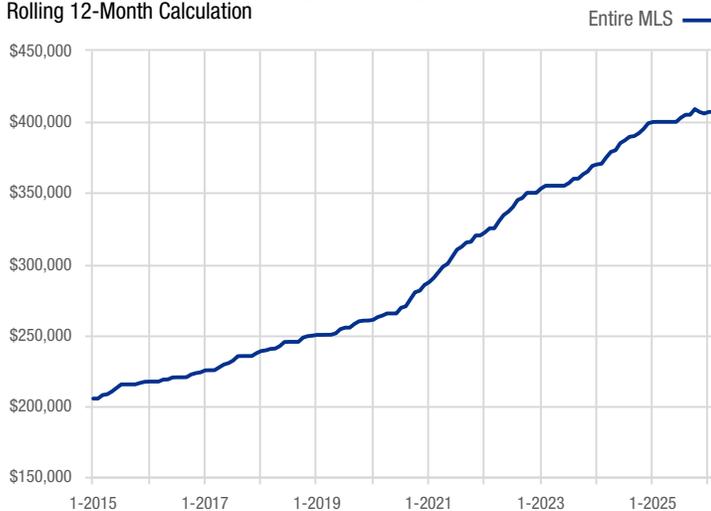
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	1,396	1,345	- 3.7%	2,852	2,824	- 1.0%
Pending Sales	1,148	1,256	+ 9.4%	2,158	2,431	+ 12.7%
Closed Sales	941	1,021	+ 8.5%	1,852	1,885	+ 1.8%
Days on Market Until Sale	39	43	+ 10.3%	37	41	+ 10.8%
Median Sales Price*	\$387,300	\$395,000	+ 2.0%	\$385,000	\$390,000	+ 1.3%
Average Sales Price*	\$448,067	\$454,666	+ 1.5%	\$445,561	\$459,131	+ 3.0%
Percent of Original List Price Received*	98.7%	98.1%	- 0.6%	98.7%	97.8%	- 0.9%
Inventory of Homes for Sale	2,378	2,096	- 11.9%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Condo/Town	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	313	318	+ 1.6%	617	684	+ 10.9%
Pending Sales	249	252	+ 1.2%	455	478	+ 5.1%
Closed Sales	190	202	+ 6.3%	342	375	+ 9.6%
Days on Market Until Sale	41	53	+ 29.3%	41	51	+ 24.4%
Median Sales Price*	\$360,000	\$377,050	+ 4.7%	\$353,000	\$375,000	+ 6.2%
Average Sales Price*	\$391,809	\$401,794	+ 2.5%	\$383,108	\$401,930	+ 4.9%
Percent of Original List Price Received*	98.4%	98.0%	- 0.4%	97.9%	97.5%	- 0.4%
Inventory of Homes for Sale	603	652	+ 8.1%	—	—	—
Months Supply of Inventory	2.5	2.6	+ 4.0%	—	—	—

* 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.

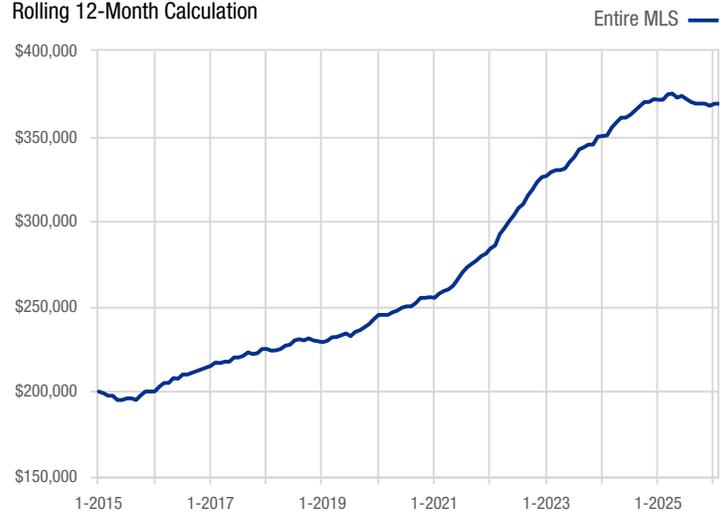
Median Sales Price - Single-Family

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.