

# Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



## Entire MLS

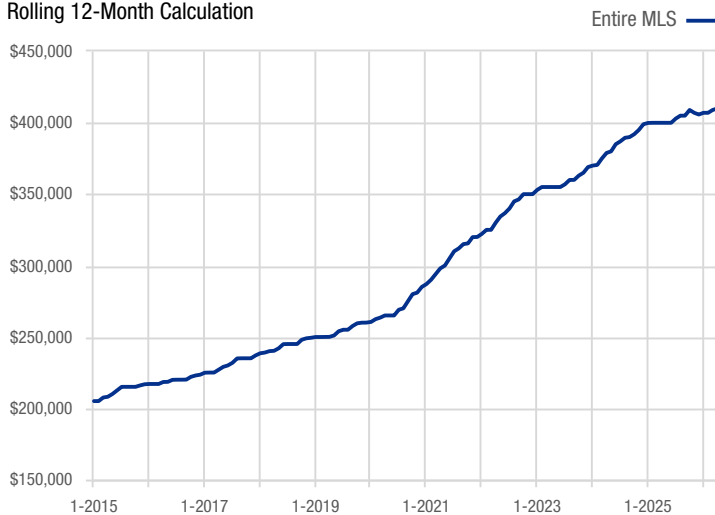
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	2,310	<b>2,238</b>	- 3.1%	7,053	<b>7,249</b>	+ 2.8%
Pending Sales	1,706	<b>1,744</b>	+ 2.2%	5,506	<b>5,744</b>	+ 4.3%
Closed Sales	1,440	<b>1,500</b>	+ 4.2%	4,580	<b>4,694</b>	+ 2.5%
Days on Market Until Sale	30	<b>28</b>	- 6.7%	35	<b>36</b>	+ 2.9%
Median Sales Price*	\$403,000	<b>\$424,950</b>	+ 5.4%	\$395,000	<b>\$404,582</b>	+ 2.4%
Average Sales Price*	\$477,422	<b>\$495,851</b>	+ 3.9%	\$459,191	<b>\$477,055</b>	+ 3.9%
Percent of Original List Price Received*	100.5%	<b>100.5%</b>	0.0%	99.4%	<b>99.2%</b>	- 0.2%
Inventory of Homes for Sale	2,782	<b>2,601</b>	- 6.5%	—	—	—
Months Supply of Inventory	2.1	<b>1.9</b>	- 9.5%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	460	<b>419</b>	- 8.9%	1,455	<b>1,566</b>	+ 7.6%
Pending Sales	265	<b>357</b>	+ 34.7%	1,020	<b>1,143</b>	+ 12.1%
Closed Sales	270	<b>285</b>	+ 5.6%	861	<b>905</b>	+ 5.1%
Days on Market Until Sale	36	<b>44</b>	+ 22.2%	38	<b>47</b>	+ 23.7%
Median Sales Price*	\$368,000	<b>\$370,000</b>	+ 0.5%	\$369,743	<b>\$369,288</b>	- 0.1%
Average Sales Price*	\$386,416	<b>\$389,598</b>	+ 0.8%	\$391,912	<b>\$395,443</b>	+ 0.9%
Percent of Original List Price Received*	99.3%	<b>98.3%</b>	- 1.0%	98.7%	<b>97.9%</b>	- 0.8%
Inventory of Homes for Sale	724	<b>675</b>	- 6.8%	—	—	—
Months Supply of Inventory	3.0	<b>2.6</b>	- 13.3%	—	—	—

\* 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.

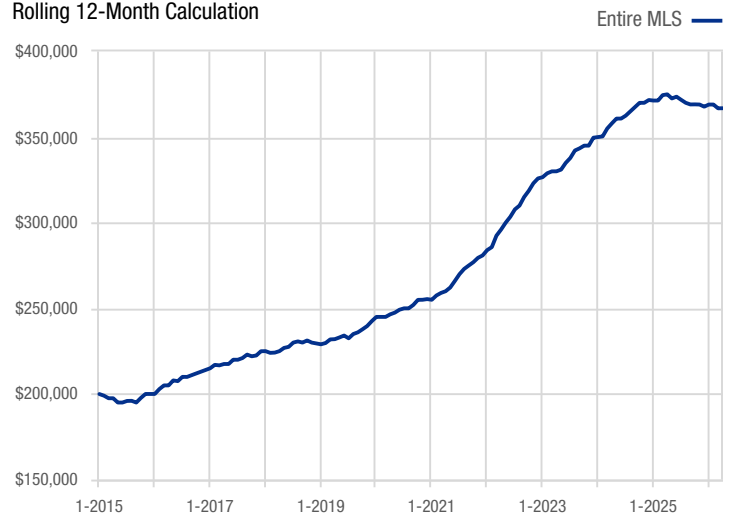
### Median Sales Price - Single-Family

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.