

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

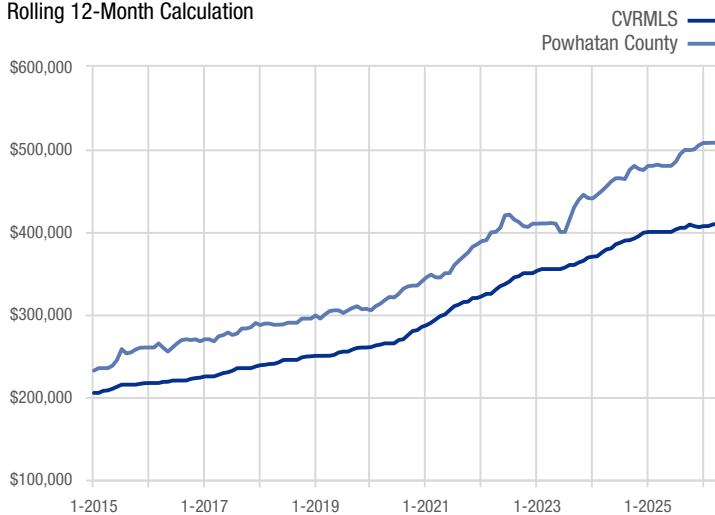
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	59	62	+ 5.1%	182	198	+ 8.8%
Pending Sales	32	51	+ 59.4%	121	150	+ 24.0%
Closed Sales	34	46	+ 35.3%	104	126	+ 21.2%
Days on Market Until Sale	26	29	+ 11.5%	33	42	+ 27.3%
Median Sales Price*	\$494,500	\$478,750	- 3.2%	\$497,000	\$508,750	+ 2.4%
Average Sales Price*	\$585,501	\$584,481	- 0.2%	\$563,419	\$605,475	+ 7.5%
Percent of Original List Price Received*	99.2%	98.7%	- 0.5%	99.0%	97.6%	- 1.4%
Inventory of Homes for Sale	78	84	+ 7.7%	—	—	—
Months Supply of Inventory	2.5	2.3	- 8.0%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
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.

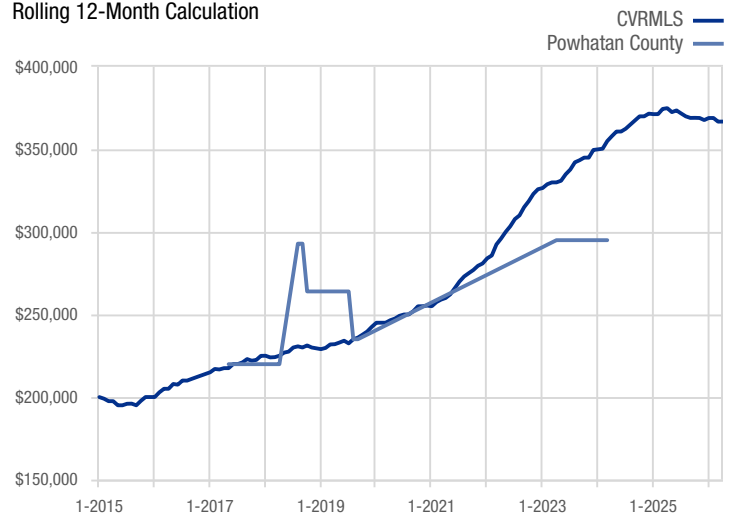
Median Sales Price - Single-Family

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.