

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



Entire MLS

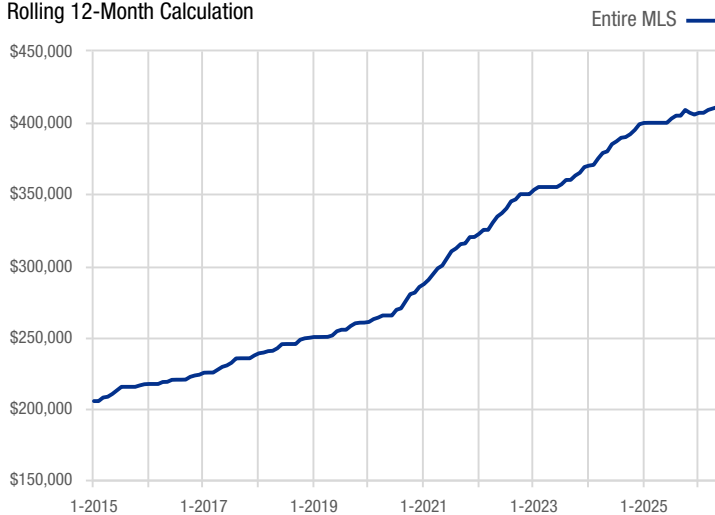
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	2,090	2,083	- 0.3%	9,142	9,457	+ 3.4%
Pending Sales	1,642	1,766	+ 7.6%	7,147	7,443	+ 4.1%
Closed Sales	1,693	1,641	- 3.1%	6,273	6,348	+ 1.2%
Days on Market Until Sale	27	24	- 11.1%	33	33	0.0%
Median Sales Price*	\$415,000	\$425,000	+ 2.4%	\$400,000	\$410,000	+ 2.5%
Average Sales Price*	\$480,260	\$513,942	+ 7.0%	\$464,906	\$486,623	+ 4.7%
Percent of Original List Price Received*	100.5%	100.5%	0.0%	99.7%	99.5%	- 0.2%
Inventory of Homes for Sale	2,896	2,789	- 3.7%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	412	455	+ 10.4%	1,866	2,030	+ 8.8%
Pending Sales	284	358	+ 26.1%	1,304	1,490	+ 14.3%
Closed Sales	266	317	+ 19.2%	1,127	1,222	+ 8.4%
Days on Market Until Sale	28	36	+ 28.6%	36	44	+ 22.2%
Median Sales Price*	\$369,975	\$375,563	+ 1.5%	\$369,925	\$370,218	+ 0.1%
Average Sales Price*	\$407,058	\$398,198	- 2.2%	\$395,443	\$396,156	+ 0.2%
Percent of Original List Price Received*	99.1%	98.7%	- 0.4%	98.8%	98.1%	- 0.7%
Inventory of Homes for Sale	769	713	- 7.3%	—	—	—
Months Supply of Inventory	3.1	2.7	- 12.9%	—	—	—

* 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.

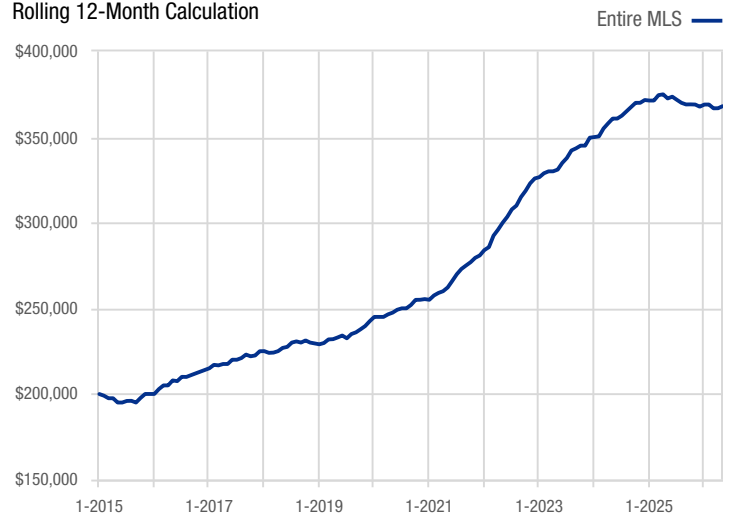
Median Sales Price - Single-Family

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.