Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

Lancaster County

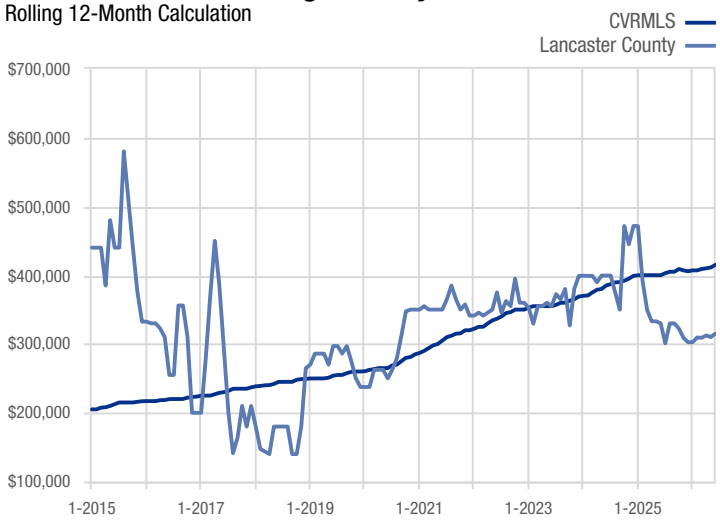
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	10	**10**	0.0%	61	**53**	- 13.1%
Pending Sales	4	**5**	+ 25.0%	28	**24**	- 14.3%
Closed Sales	9	**3**	- 66.7%	27	**22**	- 18.5%
Days on Market Until Sale	35	**61**	+ 74.3%	58	**54**	- 6.9%
Median Sales Price*	$332,990	**$725,000**	+ 117.7%	$299,990	**$349,250**	+ 16.4%
Average Sales Price*	$289,421	**$915,000**	+ 216.1%	$335,099	**$530,840**	+ 58.4%
Percent of Original List Price Received*	97.0%	**92.6%**	- 4.5%	93.4%	**94.6%**	+ 1.3%
Inventory of Homes for Sale	26	**33**	+ 26.9%	—	**—**	—
Months Supply of Inventory	6.2	**7.5**	+ 21.0%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**0**	- 100.0%	1	**2**	+ 100.0%
Pending Sales	0	**0**	0.0%	0	**2**	—
Closed Sales	0	**1**	—	0	**2**	—
Days on Market Until Sale	—	**3**	—	—	**29**	—
Median Sales Price*	—	**$238,000**	—	—	**$386,500**	—
Average Sales Price*	—	**$238,000**	—	—	**$386,500**	—
Percent of Original List Price Received*	—	**101.5%**	—	—	**99.4%**	—
Inventory of Homes for Sale	1	**0**	- 100.0%	—	**—**	—
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.

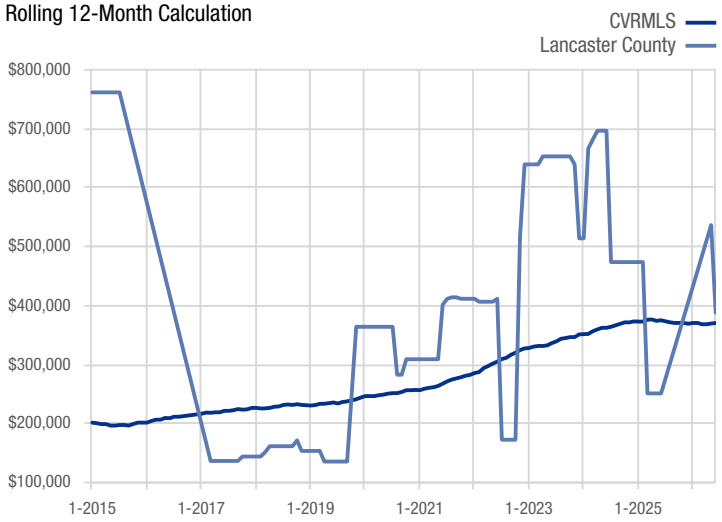
Median Sales Price - Single-Family

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.

Current as of July 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.