Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

Louisa County

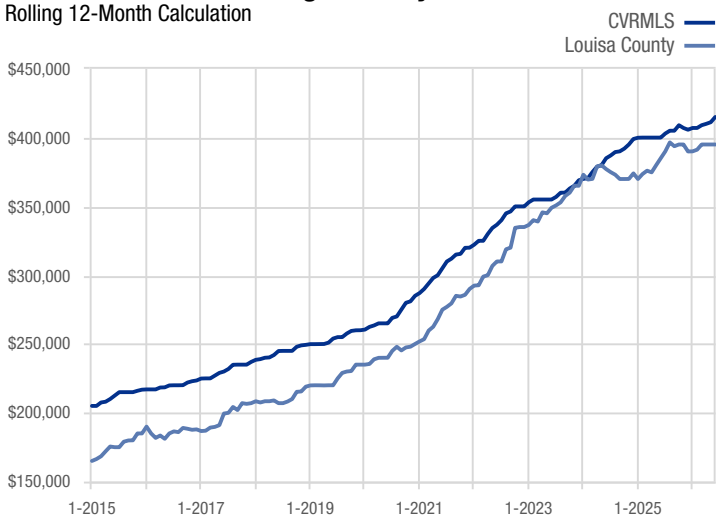
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	40	**41**	+ 2.5%	234	**245**	+ 4.7%
Pending Sales	29	**22**	- 24.1%	167	**138**	- 17.4%
Closed Sales	23	**27**	+ 17.4%	165	**122**	- 26.1%
Days on Market Until Sale	39	**38**	- 2.6%	48	**52**	+ 8.3%
Median Sales Price*	$427,000	**$452,200**	+ 5.9%	$399,000	**$402,733**	+ 0.9%
Average Sales Price*	$468,744	**$464,527**	- 0.9%	$454,248	**$458,482**	+ 0.9%
Percent of Original List Price Received*	98.0%	**98.1%**	+ 0.1%	98.3%	**98.3%**	0.0%
Inventory of Homes for Sale	74	**112**	+ 51.4%	—	**—**	—
Months Supply of Inventory	2.7	**4.8**	+ 77.8%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	0	**1**	—	0	**7**	—
Pending Sales	0	**0**	0.0%	0	**5**	—
Closed Sales	0	**2**	—	2	**2**	0.0%
Days on Market Until Sale	—	**83**	—	68	**83**	+ 22.1%
Median Sales Price*	—	**$456,115**	—	$537,500	**$456,115**	- 15.1%
Average Sales Price*	—	**$456,115**	—	$537,500	**$456,115**	- 15.1%
Percent of Original List Price Received*	—	**88.2%**	—	95.8%	**88.2%**	- 7.9%
Inventory of Homes for Sale	0	**1**	—	—	**—**	—
Months Supply of Inventory	—	**0.4**	—	—	**—**	—

* 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.

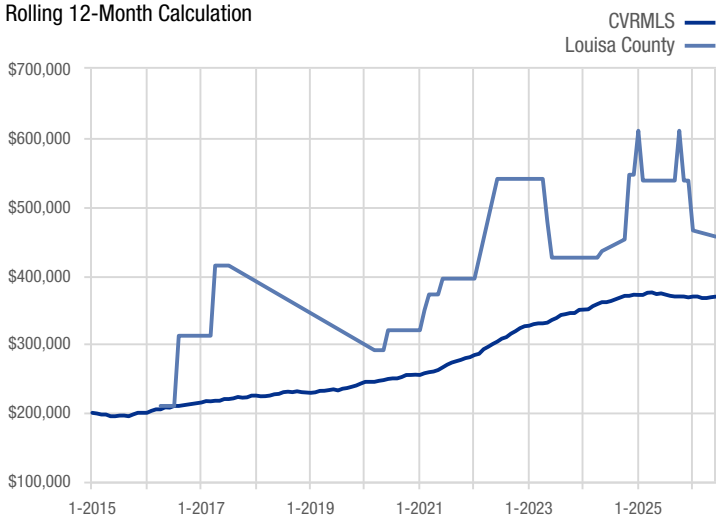
Median Sales Price - Single-Family

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.