Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

Powhatan County

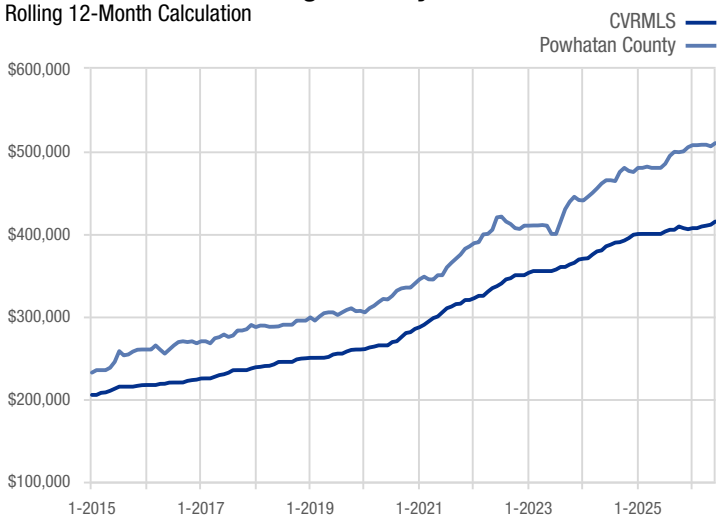
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	54	**70**	+ 29.6%	302	**334**	+ 10.6%
Pending Sales	49	**45**	- 8.2%	205	**240**	+ 17.1%
Closed Sales	34	**48**	+ 41.2%	177	**214**	+ 20.9%
Days on Market Until Sale	21	**24**	+ 14.3%	29	**36**	+ 24.1%
Median Sales Price*	$509,000	**$635,000**	+ 24.8%	$499,950	**$515,000**	+ 3.0%
Average Sales Price*	$569,833	**$663,972**	+ 16.5%	$584,959	**$608,215**	+ 4.0%
Percent of Original List Price Received*	98.8%	**99.3%**	+ 0.5%	99.2%	**98.3%**	- 0.9%
Inventory of Homes for Sale	98	**102**	+ 4.1%	—	—	—
Months Supply of Inventory	3.1	**2.7**	- 12.9%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% 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.

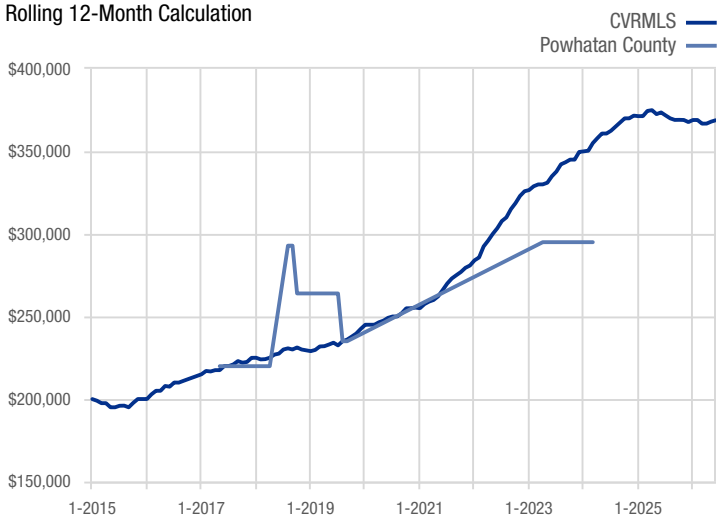
Median Sales Price - Single-Family

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.

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