

# Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



## Entire MLS

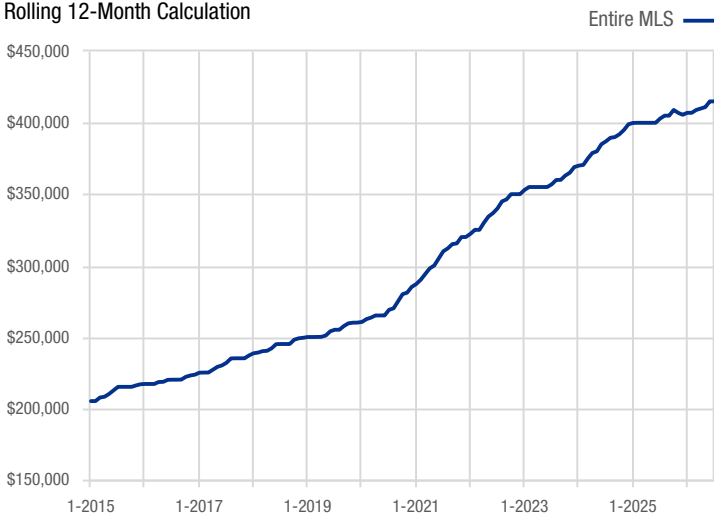
| Single Family                            | July      |           |          | Year to Date |             |          |
|------------------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                              | 2025      | 2026      | % Change | Thru 7-2025  | Thru 7-2026 | % Change |
| New Listings                             | 1,927     | 1,858     | - 3.6%   | 13,001       | 13,531      | + 4.1%   |
| Pending Sales                            | 1,406     | 1,333     | - 5.2%   | 10,115       | 10,276      | + 1.6%   |
| Closed Sales                             | 1,567     | 1,573     | + 0.4%   | 9,530        | 9,717       | + 2.0%   |
| Days on Market Until Sale                | 25        | 25        | 0.0%     | 29           | 30          | + 3.4%   |
| Median Sales Price*                      | \$425,000 | \$430,000 | + 1.2%   | \$408,000    | \$420,000   | + 2.9%   |
| Average Sales Price*                     | \$498,383 | \$518,497 | + 4.0%   | \$477,975    | \$500,408   | + 4.7%   |
| Percent of Original List Price Received* | 99.5%     | 99.3%     | - 0.2%   | 99.8%        | 99.6%       | - 0.2%   |
| Inventory of Homes for Sale              | 3,098     | 3,170     | + 2.3%   | —            | —           | —        |
| Months Supply of Inventory               | 2.3       | 2.3       | 0.0%     | —            | —           | —        |

| Condo/Town                               | July      |           |          | Year to Date |             |          |
|------------------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                              | 2025      | 2026      | % Change | Thru 7-2025  | Thru 7-2026 | % Change |
| New Listings                             | 394       | 438       | + 11.2%  | 2,587        | 2,920       | + 12.9%  |
| Pending Sales                            | 270       | 271       | + 0.4%   | 1,842        | 2,048       | + 11.2%  |
| Closed Sales                             | 311       | 281       | - 9.6%   | 1,752        | 1,869       | + 6.7%   |
| Days on Market Until Sale                | 38        | 41        | + 7.9%   | 36           | 45          | + 25.0%  |
| Median Sales Price*                      | \$365,000 | \$373,665 | + 2.4%   | \$369,900    | \$372,000   | + 0.6%   |
| Average Sales Price*                     | \$397,972 | \$400,494 | + 0.6%   | \$395,802    | \$397,252   | + 0.4%   |
| Percent of Original List Price Received* | 98.9%     | 98.6%     | - 0.3%   | 99.0%        | 98.1%       | - 0.9%   |
| Inventory of Homes for Sale              | 765       | 837       | + 9.4%   | —            | —           | —        |
| Months Supply of Inventory               | 3.0       | 3.2       | + 6.7%   | —            | —           | —        |

\* 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.

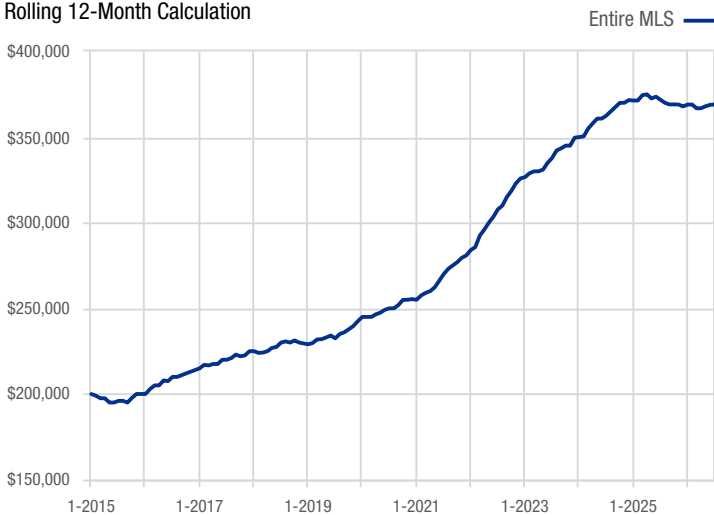
### Median Sales Price - Single-Family

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.