

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



Westmoreland County

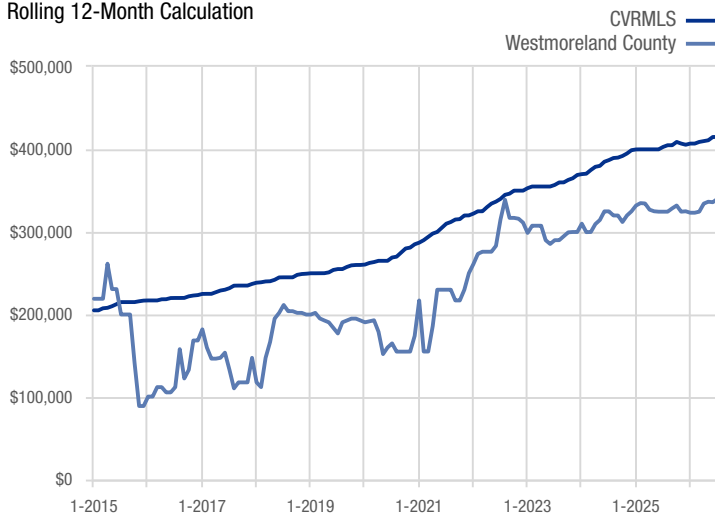
Single Family	July			Year to Date		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	4	0	- 100.0%	56	37	- 33.9%
Pending Sales	5	2	- 60.0%	41	20	- 51.2%
Closed Sales	3	3	0.0%	39	17	- 56.4%
Days on Market Until Sale	39	125	+ 220.5%	56	57	+ 1.8%
Median Sales Price*	\$285,000	\$705,000	+ 147.4%	\$324,500	\$368,367	+ 13.5%
Average Sales Price*	\$337,333	\$627,983	+ 86.2%	\$364,609	\$540,483	+ 48.2%
Percent of Original List Price Received*	94.6%	83.9%	- 11.3%	97.8%	92.8%	- 5.1%
Inventory of Homes for Sale	17	16	- 5.9%	—	—	—
Months Supply of Inventory	3.1	4.4	+ 41.9%	—	—	—

Condo/Town	July			Year to Date		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	12	—	—	31	71	+ 129.0%
Median Sales Price*	\$253,000	—	—	\$266,500	\$275,000	+ 3.2%
Average Sales Price*	\$253,000	—	—	\$266,500	\$275,000	+ 3.2%
Percent of Original List Price Received*	101.2%	—	—	98.9%	95.2%	- 3.7%
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.

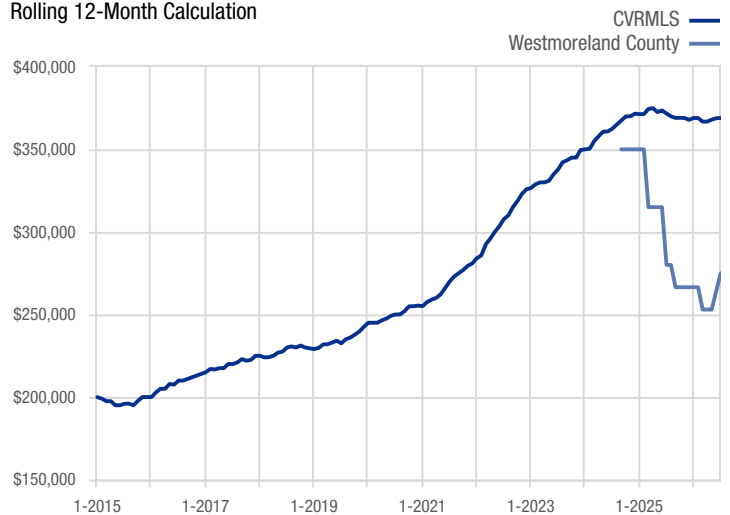
Median Sales Price - Single-Family

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.