

Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.



Entire MLS

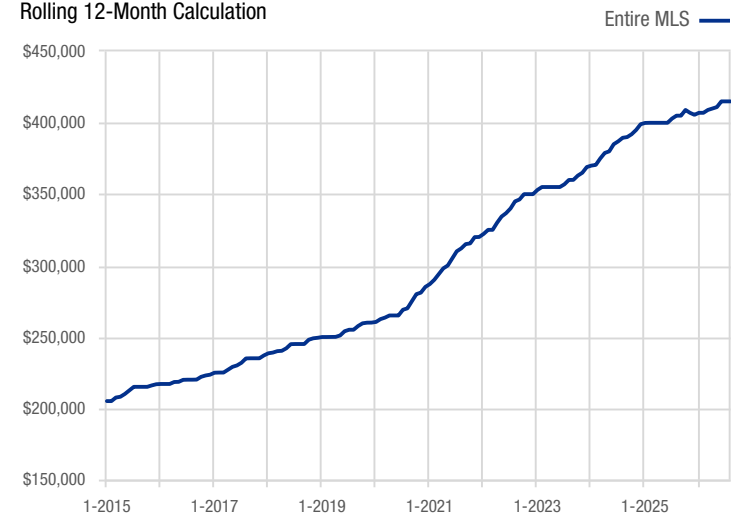
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	1,694	1,663	- 1.8%	14,695	15,304	+ 4.1%
Pending Sales	1,298	1,321	+ 1.8%	11,413	11,529	+ 1.0%
Closed Sales	1,456	1,302	- 10.6%	10,986	11,027	+ 0.4%
Days on Market Until Sale	24	28	+ 16.7%	29	30	+ 3.4%
Median Sales Price*	\$409,475	\$430,000	+ 5.0%	\$408,000	\$422,500	+ 3.6%
Average Sales Price*	\$476,551	\$506,170	+ 6.2%	\$477,787	\$501,046	+ 4.9%
Percent of Original List Price Received*	99.1%	99.0%	- 0.1%	99.7%	99.6%	- 0.1%
Inventory of Homes for Sale	3,131	3,197	+ 2.1%	—	—	—
Months Supply of Inventory	2.3	2.4	+ 4.3%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	361	413	+ 14.4%	2,948	3,344	+ 13.4%
Pending Sales	265	277	+ 4.5%	2,107	2,312	+ 9.7%
Closed Sales	304	258	- 15.1%	2,057	2,134	+ 3.7%
Days on Market Until Sale	34	47	+ 38.2%	36	46	+ 27.8%
Median Sales Price*	\$365,750	\$377,370	+ 3.2%	\$369,000	\$372,330	+ 0.9%
Average Sales Price*	\$398,511	\$382,538	- 4.0%	\$396,206	\$395,467	- 0.2%
Percent of Original List Price Received*	98.1%	97.5%	- 0.6%	98.8%	98.1%	- 0.7%
Inventory of Homes for Sale	770	831	+ 7.9%	—	—	—
Months Supply of Inventory	3.1	3.1	0.0%	—	—	—

* 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.

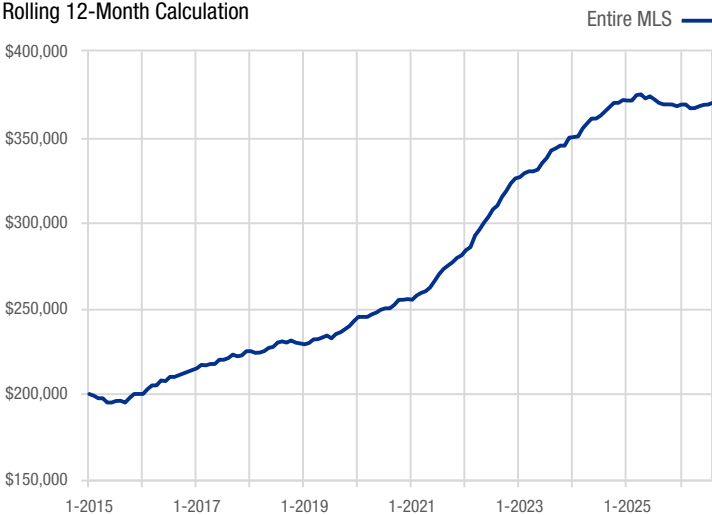
Median Sales Price - Single-Family

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.