

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.

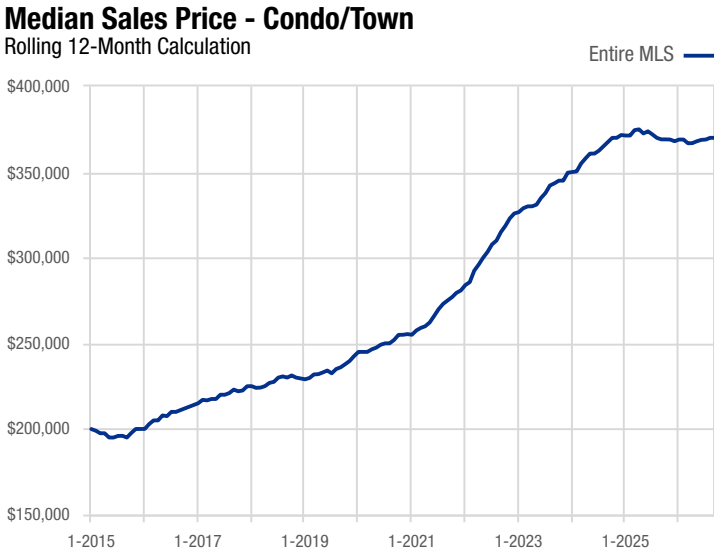
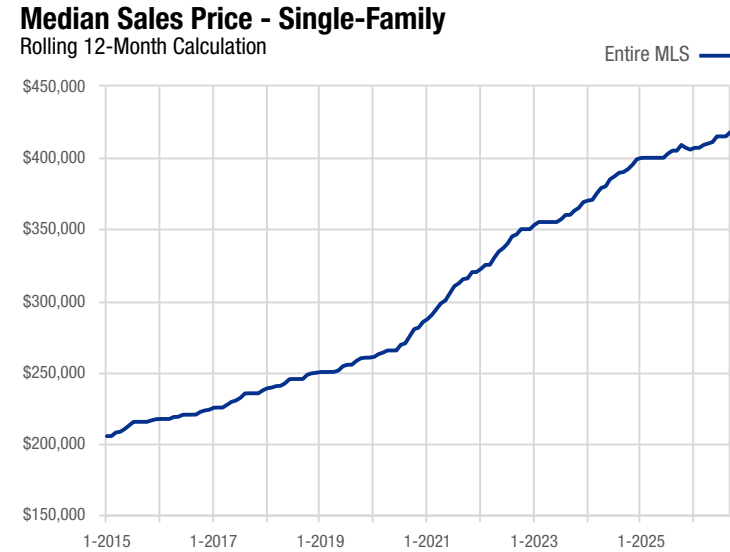


Entire MLS

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1,902	1,894	- 0.4%	16,597	17,302	+ 4.2%
Pending Sales	1,369	1,215	- 11.2%	12,782	12,673	- 0.9%
Closed Sales	1,323	1,217	- 8.0%	12,310	12,254	- 0.5%
Days on Market Until Sale	33	33	0.0%	29	30	+ 3.4%
Median Sales Price*	\$400,000	\$415,000	+ 3.8%	\$406,500	\$421,000	+ 3.6%
Average Sales Price*	\$465,706	\$483,839	+ 3.9%	\$476,506	\$499,277	+ 4.8%
Percent of Original List Price Received*	98.5%	98.4%	- 0.1%	99.6%	99.4%	- 0.2%
Inventory of Homes for Sale	3,201	3,485	+ 8.9%	—	—	—
Months Supply of Inventory	2.4	2.6	+ 8.3%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	370	391	+ 5.7%	3,318	3,752	+ 13.1%
Pending Sales	247	232	- 6.1%	2,354	2,529	+ 7.4%
Closed Sales	260	230	- 11.5%	2,317	2,367	+ 2.2%
Days on Market Until Sale	38	36	- 5.3%	36	45	+ 25.0%
Median Sales Price*	\$360,420	\$368,215	+ 2.2%	\$368,985	\$372,000	+ 0.8%
Average Sales Price*	\$383,828	\$392,660	+ 2.3%	\$394,850	\$395,200	+ 0.1%
Percent of Original List Price Received*	98.3%	97.6%	- 0.7%	98.8%	98.0%	- 0.8%
Inventory of Homes for Sale	781	876	+ 12.2%	—	—	—
Months Supply of Inventory	3.1	3.3	+ 6.5%	—	—	—

* 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.



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.