

FEBRUARY
2026

LARLYNCHBURG

MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®

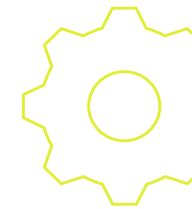


LAR Market Indicators Report



Key Market Trends: February 2026

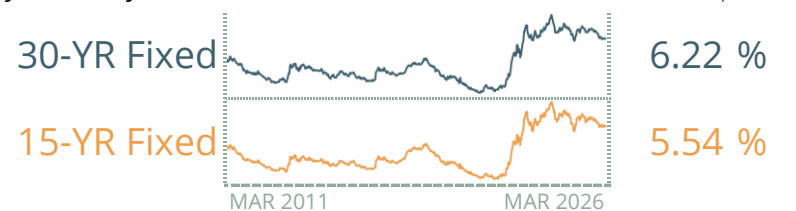
- Sales activity rose notably in most areas of the LAR footprint.** At 240, the LAR region recorded 38 more sales than last February, an increase of 18.8%. Lynchburg reported 84 sales in February, which is 24 more than a year earlier, marking a 40.0% rise. Bedford County's sales have grown for three consecutive months compared to the previous year, with an 8.6% increase this month (+6 sales). Additionally, sales activity in Campbell County increased by 18.9% and in Appomattox County by 8.3% from the previous year.
- February saw a downward trend in pending sales from a year ago.** Throughout the LAR market, there were 256 pending sales, 13 fewer than last year, a 4.8% decline. Campbell County had 48 pending sales in February, nine fewer than last year (-15.8%). Despite this trend, Appomattox County (+38.5%) and Bedford County (+2.2%) reported more pending sales than last February.
- The regional median sales price saw a slight rise despite most areas recording year-over-year declines.** As of February, the median sales price in the LAR footprint was \$300,000, which is \$63 higher than the year before. Lynchburg (+4.3%) and Amherst County (+10.0%) saw the median sales price rise from last year. Bedford County's median sales price stood at \$385,465 in February, down 3.6% or \$14,460 compared to a year earlier. The most notable decline in sales price occurred in Campbell County (-7.2%) and Appomattox County (-8.1%).
- Areas with fewer active listings experienced a sharp decrease in new listings, but the overall region still saw a slight rise compared to a year ago.** At the end of February, the LAR market had 771 active listings, which is 41 more than a year ago (+5.6%). Bedford County reported 319 active listings at the end of the month, up 21.8% or 57 more listings compared to this time last year. At 56, Amherst County has now seen listing levels fall for four consecutive months year-over-year (-21.1%).



LAR Market Dashboard

YoY Chg	Feb-26	Indicator
▲ 18.8%	240	Sales
▼ -4.8%	256	Pending Sales
▼ -7.7%	347	New Listings
▲ 1.7%	\$304,950	Median List Price
— 0.0%	\$300,000	Median Sales Price
— 0.0%	\$165	Median Price Per Square Foot
▲ 17.4%	\$82.1	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▲ 12.1%	60	Average Days on Market
▲ 5.6%	771	Active Listings
▲ 2.8%	2.6	Months of Supply

INTEREST RATE TRACKER



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Consumers Should Consult with a REALTOR®.

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure.

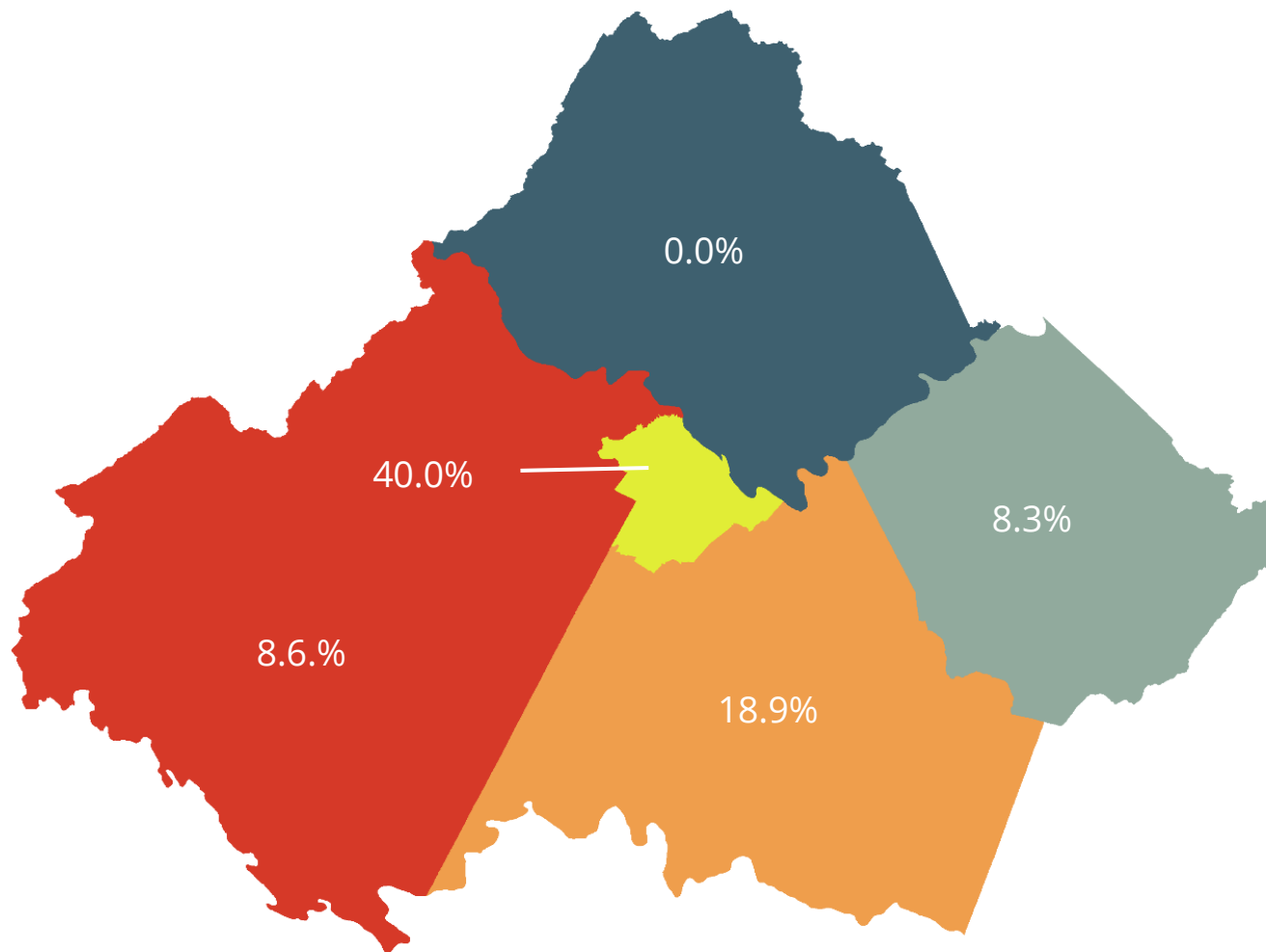
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®.



Market Activity - LAR Footprint



<i>Jurisdiction</i>	Total Sales		
	Feb-25	Feb-26	% Chg
Amherst County	23	23	0.0%
Appomattox County	12	13	8.3%
Bedford County	70	76	8.6%
Campbell County	37	44	18.9%
Lynchburg	60	84	40.0%
LAR	202	240	18.8%

Total Market Overview



Key Metrics	2-year Trends		Feb-25	Feb-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Feb-24	Feb-26						
Sales			202	240	18.8%	444	452	1.8%
Pending Sales			269	256	-4.8%	514	543	5.6%
New Listings			376	347	-7.7%	716	720	0.6%
Median List Price			\$299,900	\$304,950	1.7%	\$309,900	\$300,000	-3.2%
Median Sales Price			\$299,938	\$300,000	0.0%	\$302,400	\$299,950	-0.8%
Median Price Per Square Foot			\$165	\$165	0.0%	\$172	\$167	-3.1%
Sold Dollar Volume (in millions)			\$69.9	\$82.1	17.4%	\$164.9	\$156.8	-4.9%
Median Sold/Ask Price Ratio			100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Average Days on Market			54	60	12.1%	51	54	5.3%
Active Listings			730	771	5.6%	n/a	n/a	n/a
Months of Supply			2.5	2.6	2.8%	n/a	n/a	n/a

Source: Virginia REALTORS®, data accessed March 15, 2026

Single-Family Detached Market Overview



Key Metrics	2-year Trends		Feb-25	Feb-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Feb-24	Feb-26						
Sales			182	198	8.8%	399	374	-6.3%
Pending Sales			233	218	-6.4%	454	464	2.2%
New Listings			324	299	-7.7%	618	616	-0.3%
Median List Price			\$320,193	\$317,400	-0.9%	\$327,450	\$320,440	-2.1%
Median Sales Price			\$317,743	\$310,500	-2.3%	\$325,000	\$319,900	-1.6%
Median Price Per Square Foot			\$163	\$167	2.7%	\$170	\$168	-0.9%
Sold Dollar Volume (in millions)			\$64.4	\$69.7	8.2%	\$153.0	\$134.6	-12.0%
Median Sold/Ask Price Ratio			100.0%	99.6%	-0.4%	100.0%	99.8%	-0.2%
Average Days on Market			52	60	16.9%	48	55	14.3%
Active Listings			623	654	5.0%	n/a	n/a	n/a
Months of Supply			2.5	2.5	0.0%	n/a	n/a	n/a

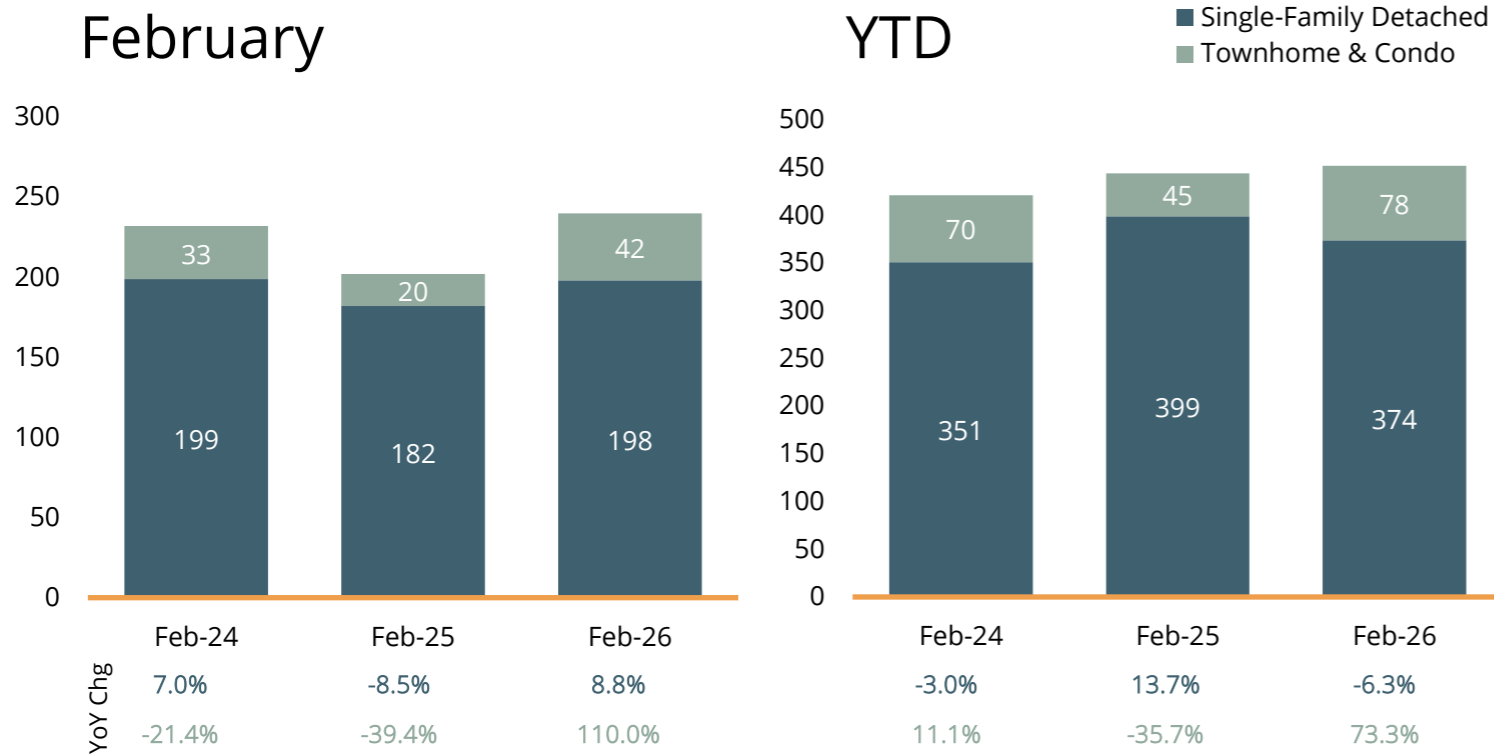
Source: Virginia REALTORS®, data accessed March 15, 2026

Townhome & Condo Market Overview



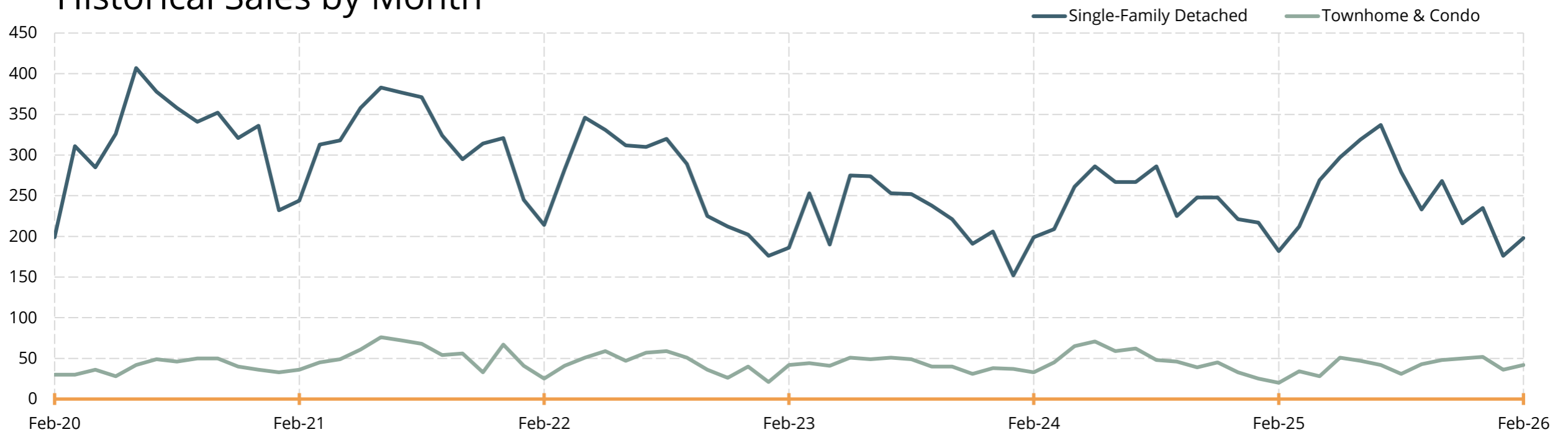
Key Metrics	2-year Trends		Feb-25	Feb-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Feb-24	Feb-26						
Sales			20	42	110.0%	45	78	73.3%
Pending Sales			36	38	5.6%	60	79	31.7%
New Listings			52	48	-7.7%	98	104	6.1%
Median List Price			\$259,900	\$262,400	1.0%	\$259,900	\$259,900	0.0%
Median Sales Price			\$259,900	\$262,900	1.2%	\$259,900	\$259,400	-0.2%
Median Price Per Square Foot			\$174	\$157	-10.2%	\$180	\$162	-10.0%
Sold Dollar Volume (in millions)			\$5.4	\$12.3	126.4%	\$11.9	\$22.2	86.1%
Median Sold/Ask Price Ratio			100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Average Days on Market			73	59	-18.2%	81	50	-38.6%
Active Listings			107	117	9.3%	n/a	n/a	n/a
Months of Supply			2.3	2.7	20.5%	n/a	n/a	n/a

Sales



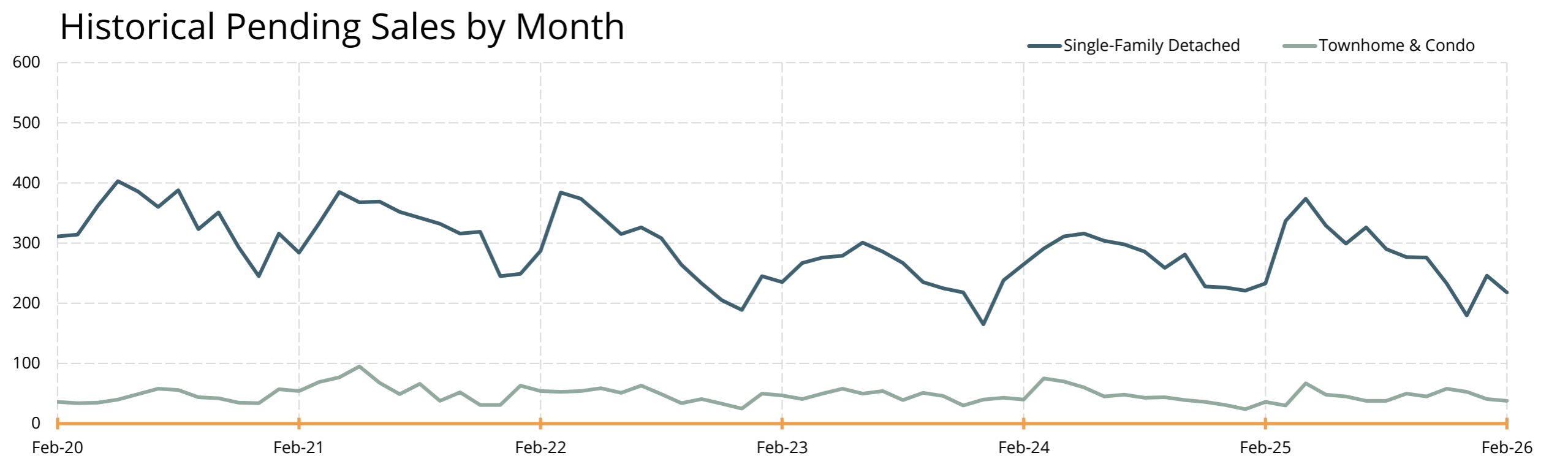
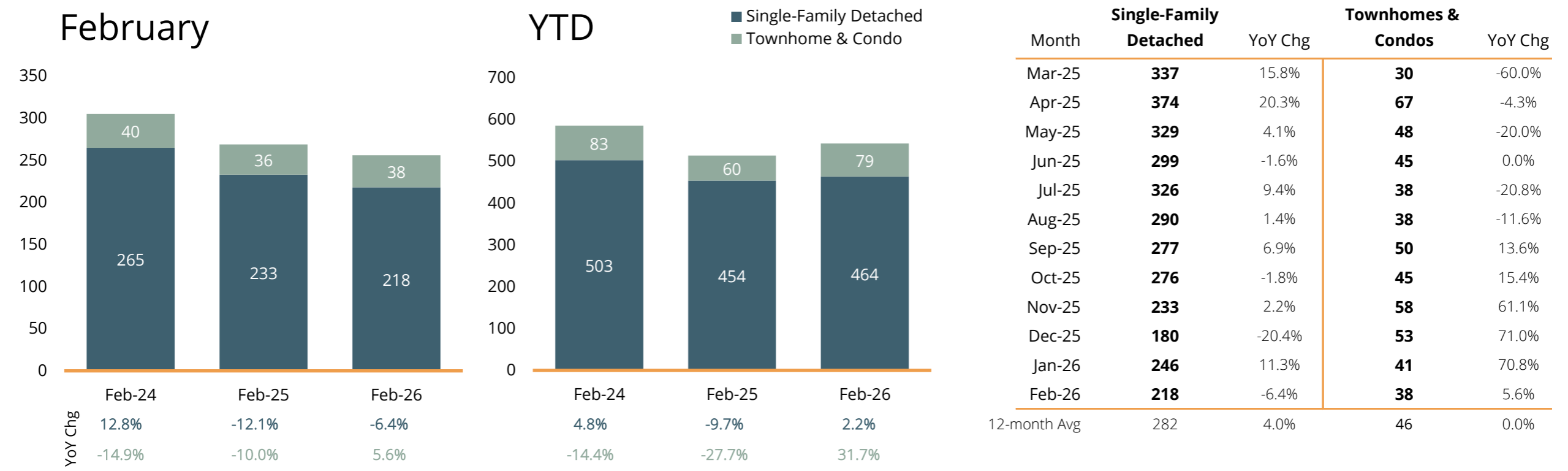
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-25	212	1.4%	34	-24.4%
Apr-25	269	3.1%	28	-56.9%
May-25	297	3.8%	51	-28.2%
Jun-25	319	19.5%	47	-20.3%
Jul-25	337	26.2%	42	-32.3%
Aug-25	279	-2.4%	31	-35.4%
Sep-25	233	3.6%	43	-6.5%
Oct-25	268	8.1%	48	23.1%
Nov-25	216	-12.9%	50	11.1%
Dec-25	235	6.3%	52	57.6%
Jan-26	176	-18.9%	36	44.0%
Feb-26	198	8.8%	42	110.0%
12-month Avg	253	4.2%	42	-9.7%

Historical Sales by Month



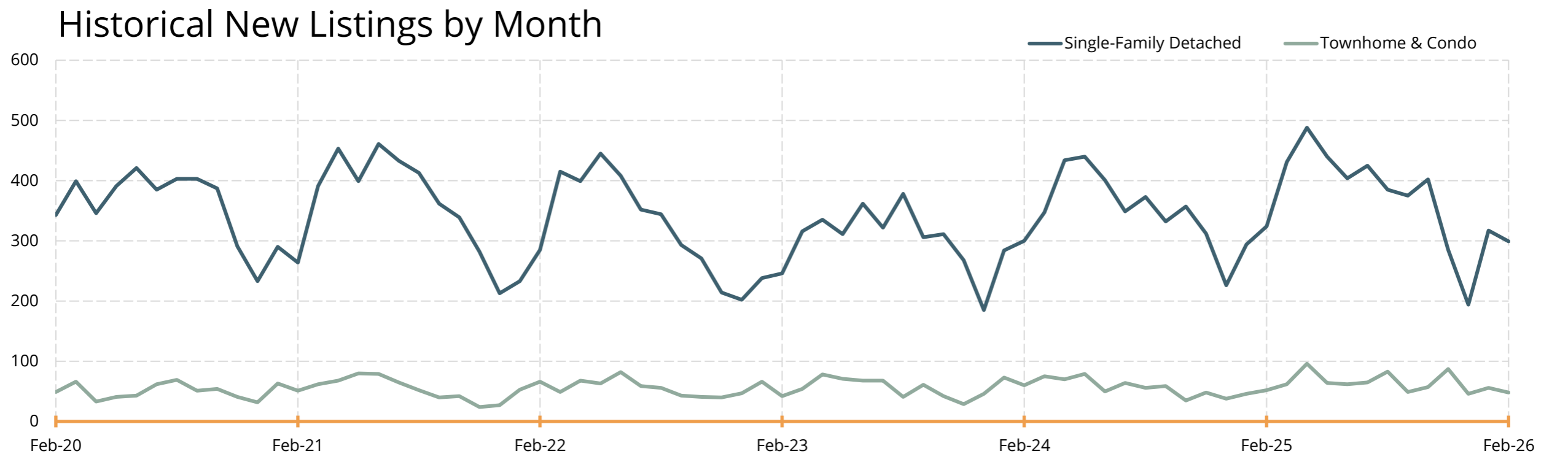
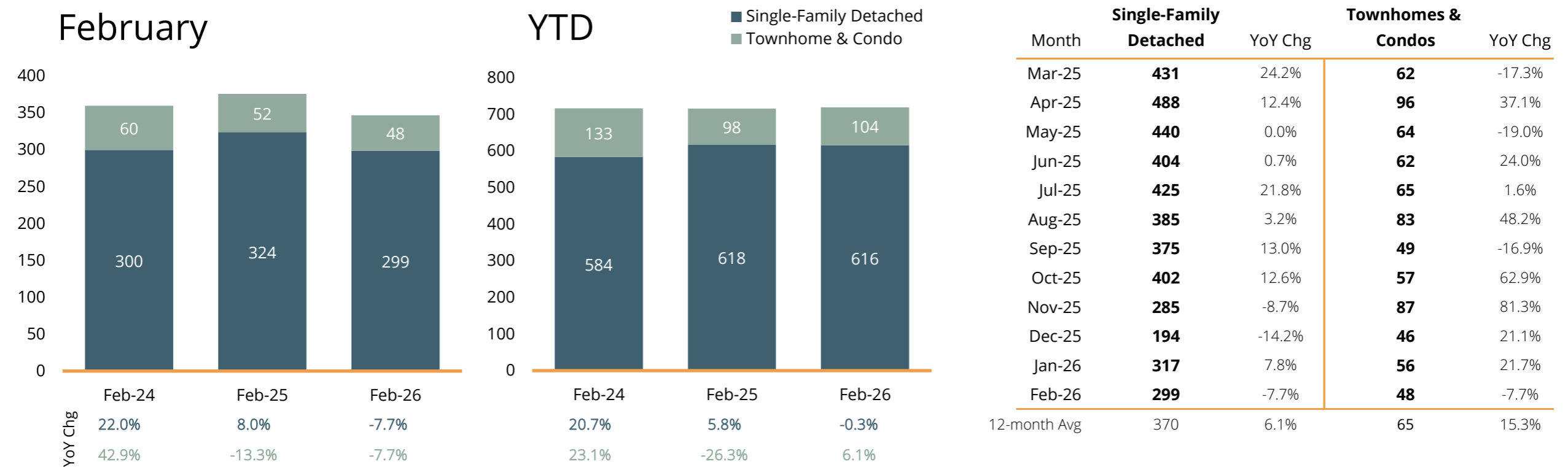
Source: Virginia REALTORS®, data accessed March 15, 2026

Pending Sales



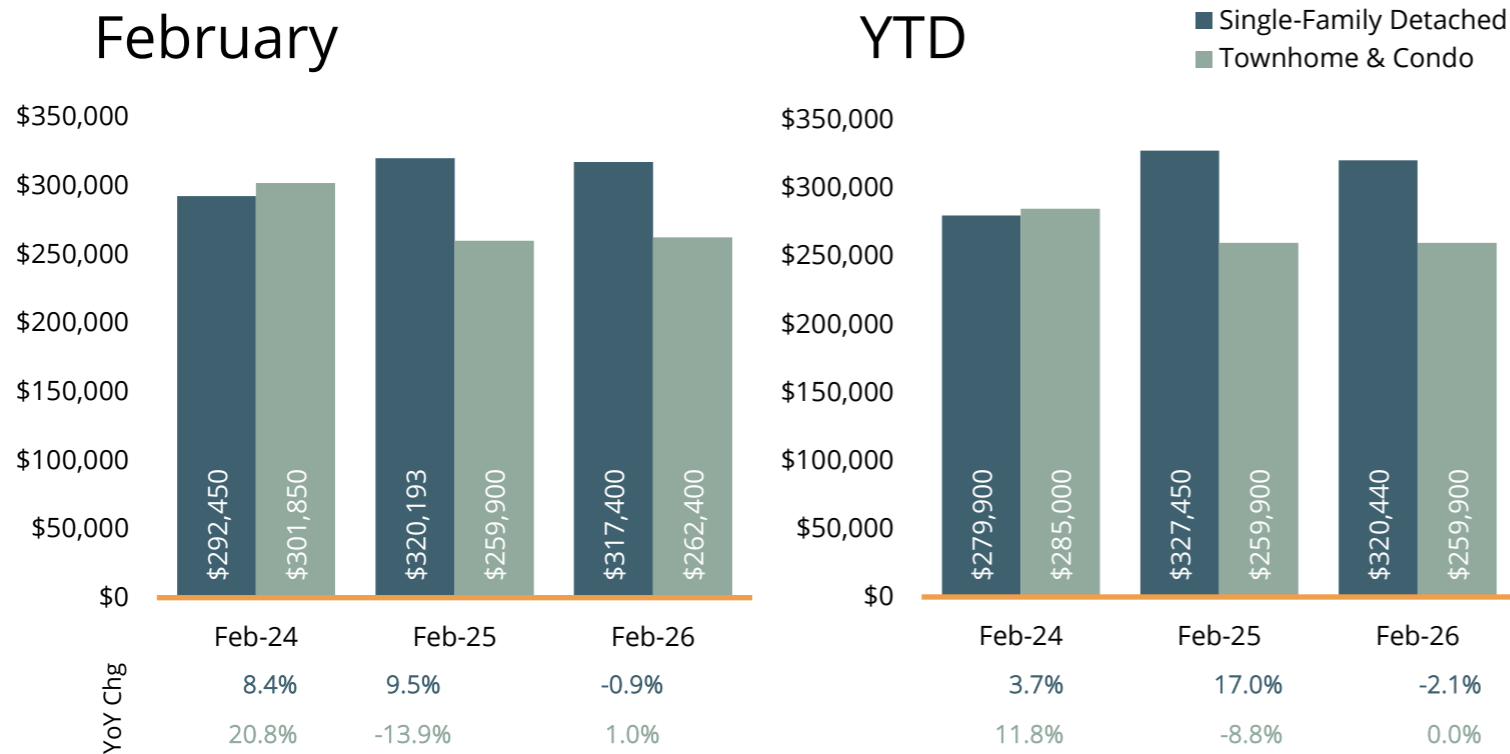
Source: Virginia REALTORS®, data accessed March 15, 2026

New Listings



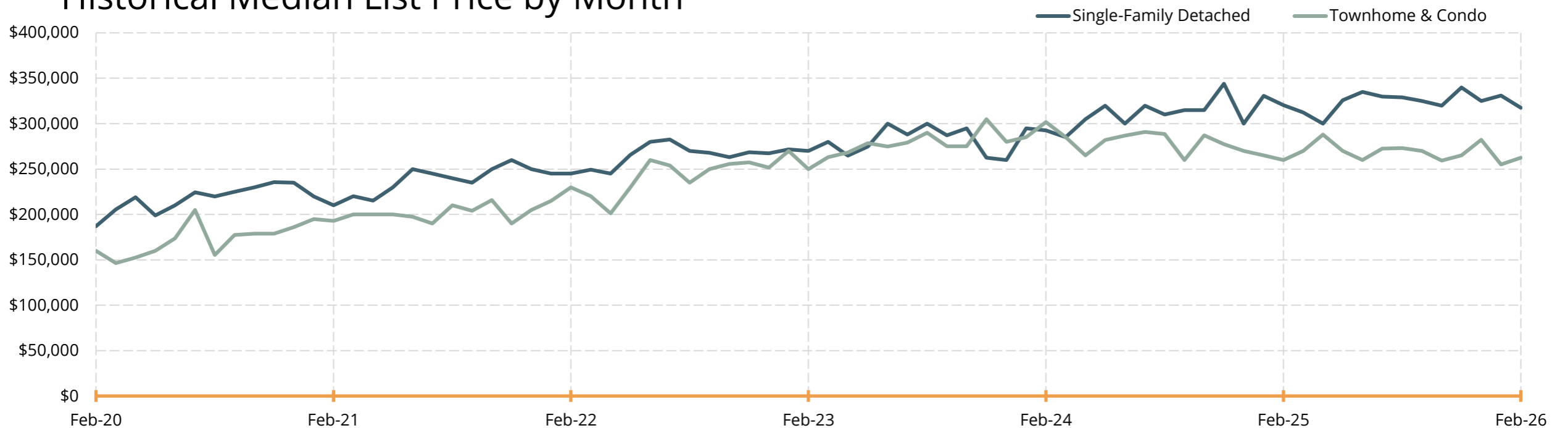
Source: Virginia REALTORS®, data accessed March 15, 2026

Median List Price



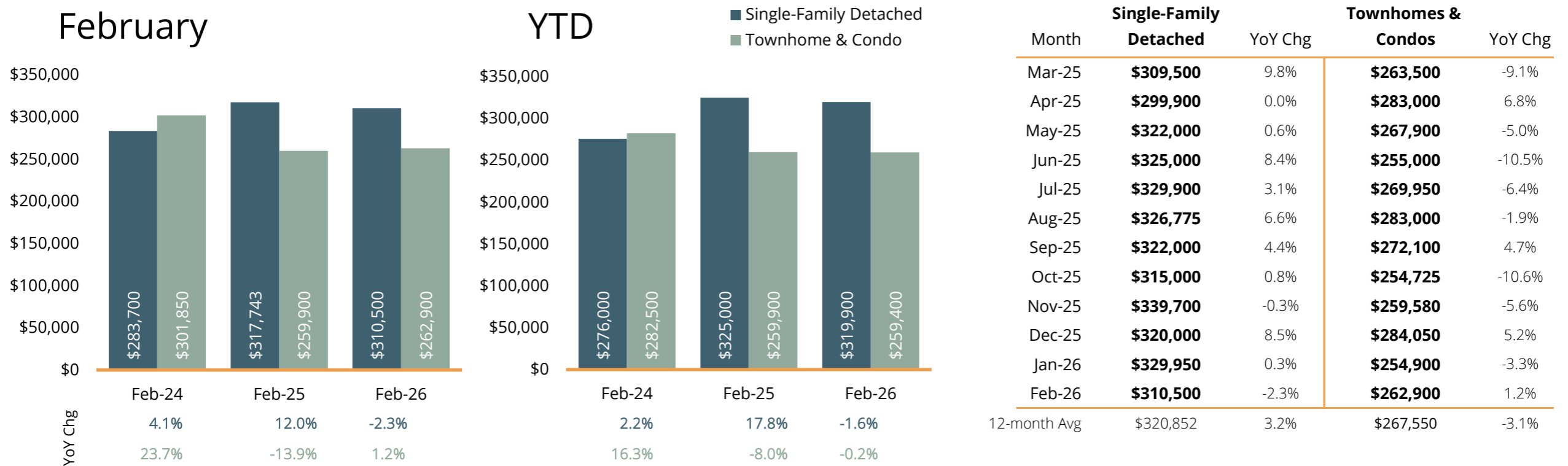
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-25	\$312,450	9.6%	\$269,900	-5.3%
Apr-25	\$299,900	-1.7%	\$288,000	8.7%
May-25	\$325,900	1.9%	\$269,900	-4.3%
Jun-25	\$334,900	11.7%	\$259,900	-9.4%
Jul-25	\$329,900	3.1%	\$272,500	-6.3%
Aug-25	\$329,000	6.2%	\$273,000	-5.4%
Sep-25	\$325,000	3.2%	\$269,900	3.8%
Oct-25	\$319,900	1.6%	\$259,450	-9.6%
Nov-25	\$339,950	-1.2%	\$264,950	-4.5%
Dec-25	\$325,000	8.4%	\$282,200	4.6%
Jan-26	\$330,993	0.1%	\$254,900	-3.8%
Feb-26	\$317,400	-0.9%	\$262,400	1.0%
12-month Avg	\$324,191	3.3%	\$268,917	-2.7%

Historical Median List Price by Month

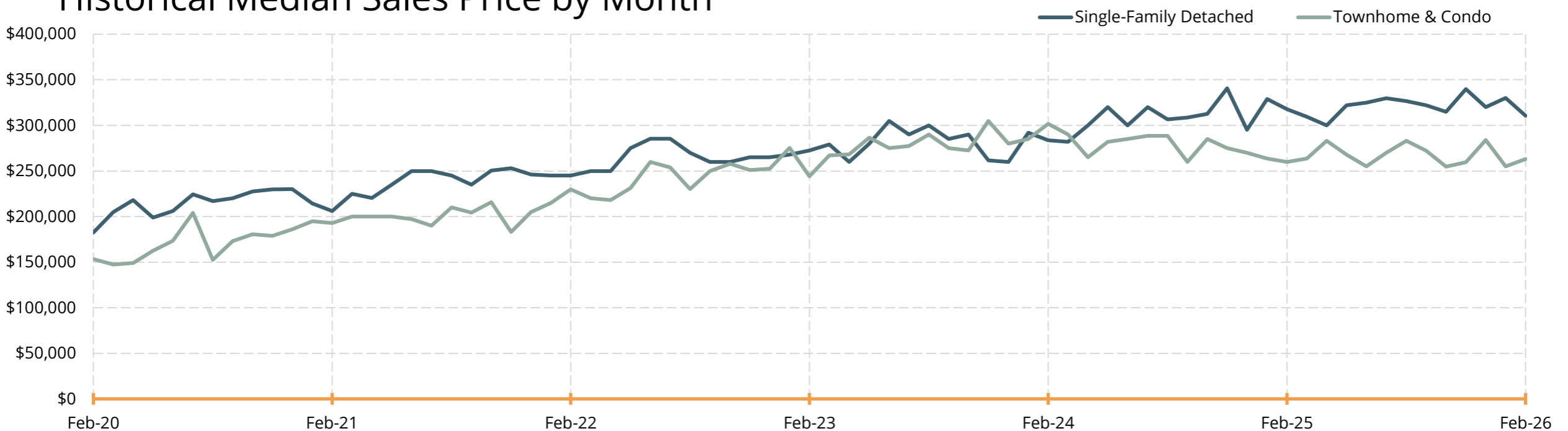


Source: Virginia REALTORS®, data accessed March 15, 2026

Median Sales Price

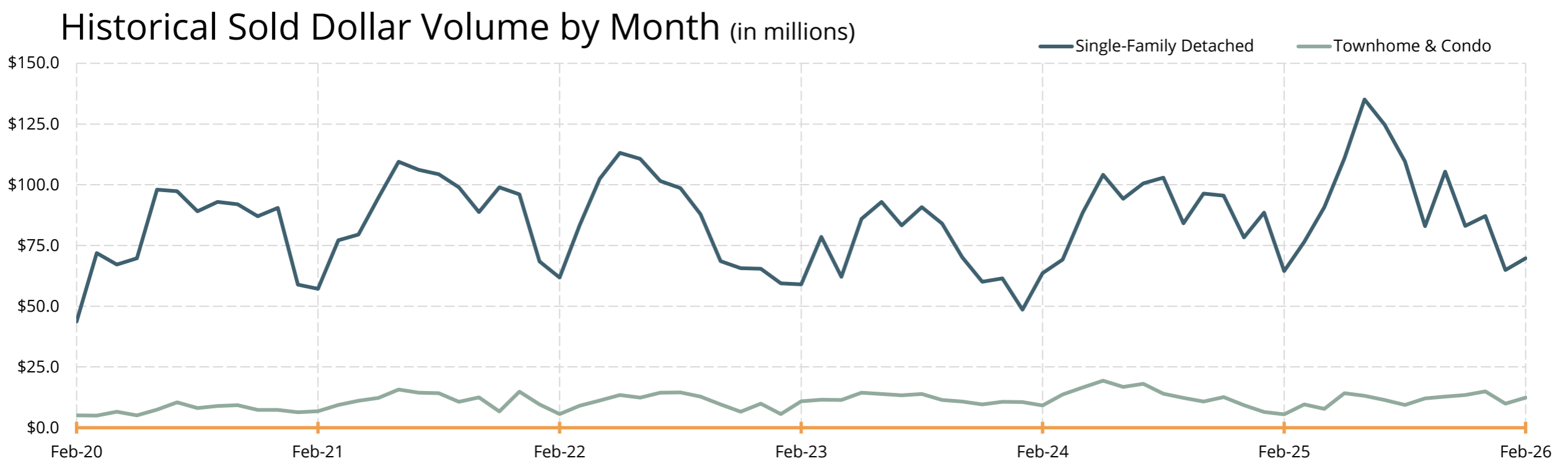
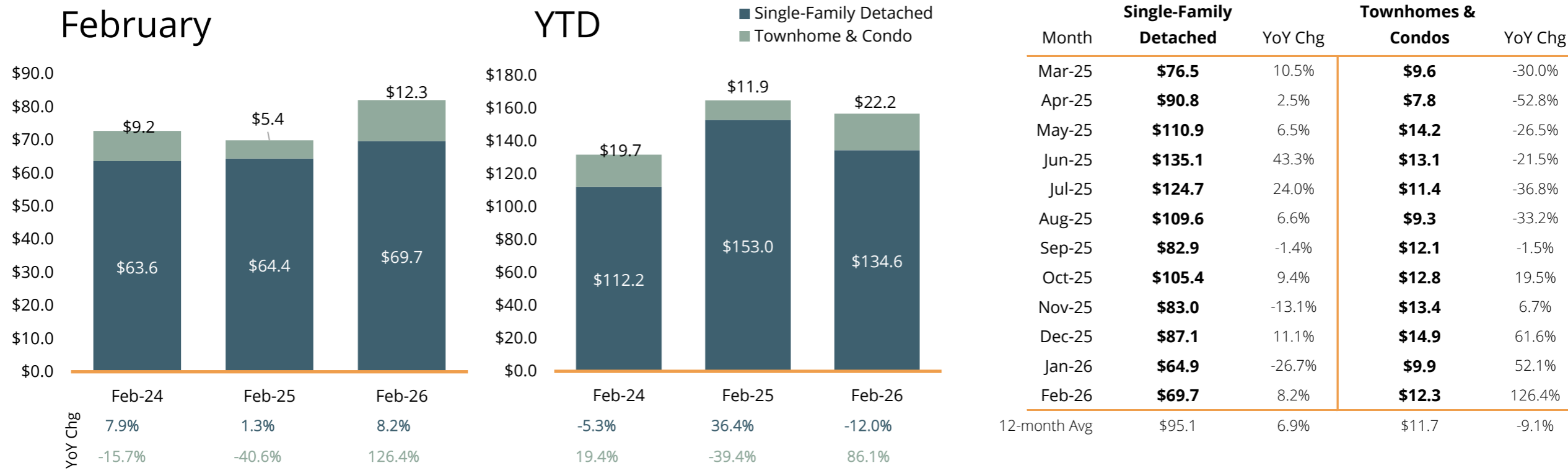


Historical Median Sales Price by Month



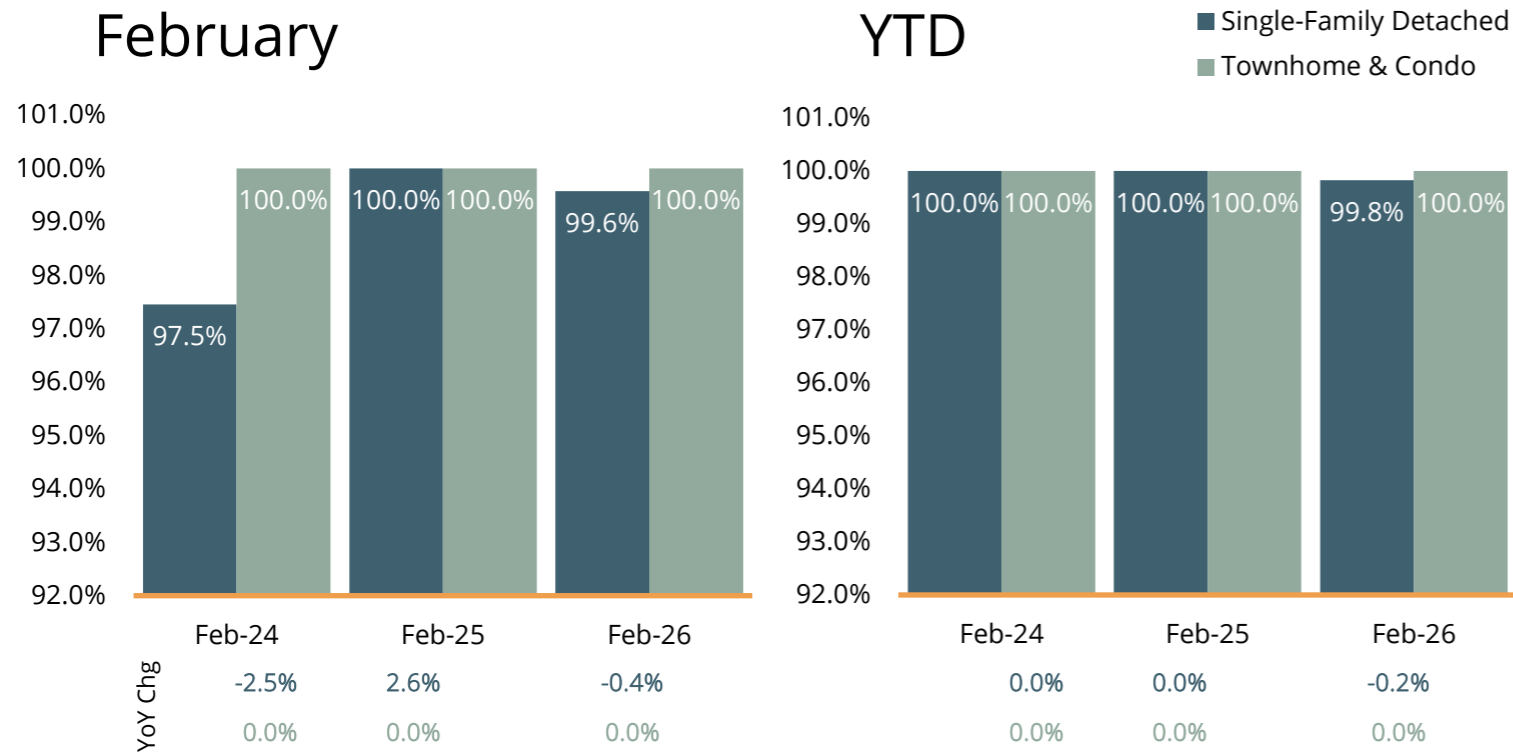
Source: Virginia REALTORS®, data accessed March 15, 2026

Sold Dollar Volume (in millions)

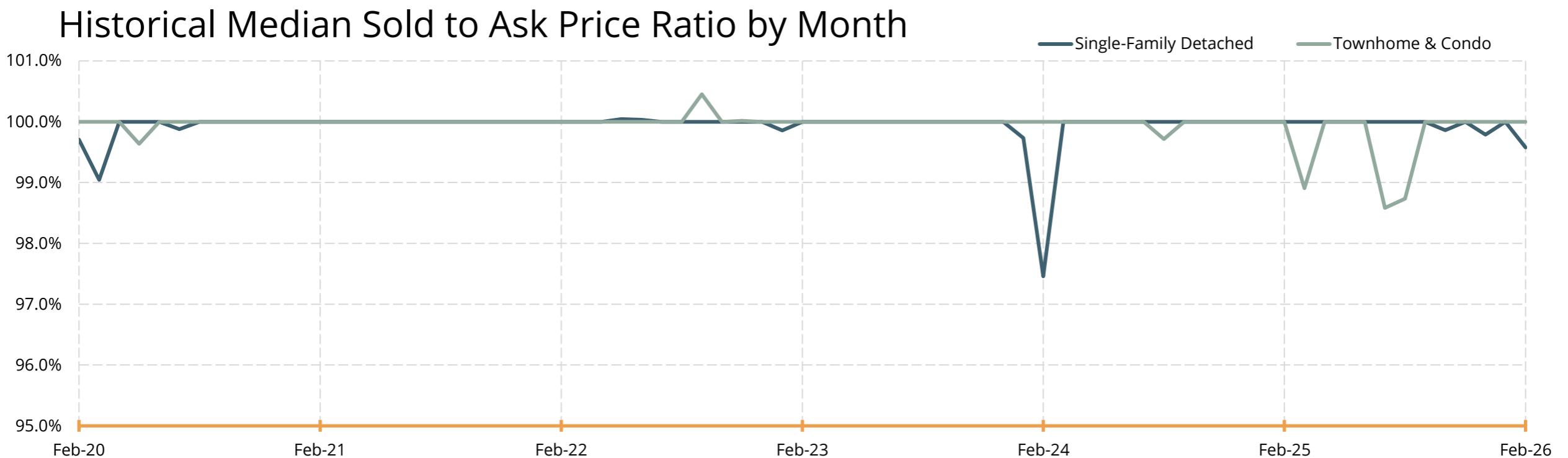


Source: Virginia REALTORS®, data accessed March 15, 2026

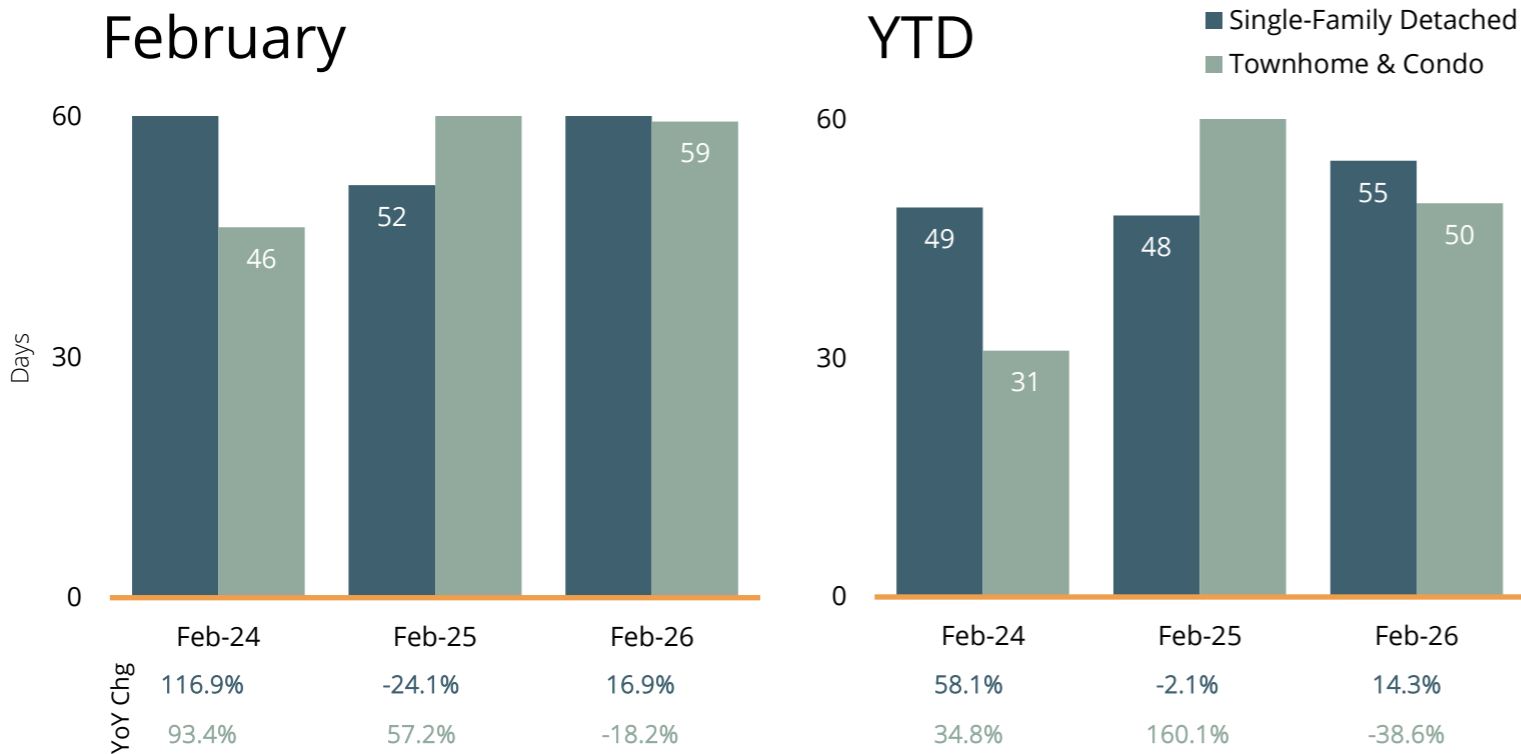
Median Sold to Ask Price Ratio



Month	Single-Family Detached		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-25	100.0%	0.0%	98.9%	-1.1%
Apr-25	100.0%	0.0%	100.0%	0.0%
May-25	100.0%	0.0%	100.0%	0.0%
Jun-25	100.0%	0.0%	100.0%	0.0%
Jul-25	100.0%	0.0%	98.6%	-1.4%
Aug-25	100.0%	0.0%	98.7%	-1.0%
Sep-25	100.0%	0.0%	100.0%	0.0%
Oct-25	99.9%	-0.1%	100.0%	0.0%
Nov-25	100.0%	0.0%	100.0%	0.0%
Dec-25	99.8%	-0.2%	100.0%	0.0%
Jan-26	100.0%	0.0%	100.0%	0.0%
Feb-26	99.6%	-0.4%	100.0%	0.0%
12-month Avg	99.9%	-0.1%	99.7%	-0.3%

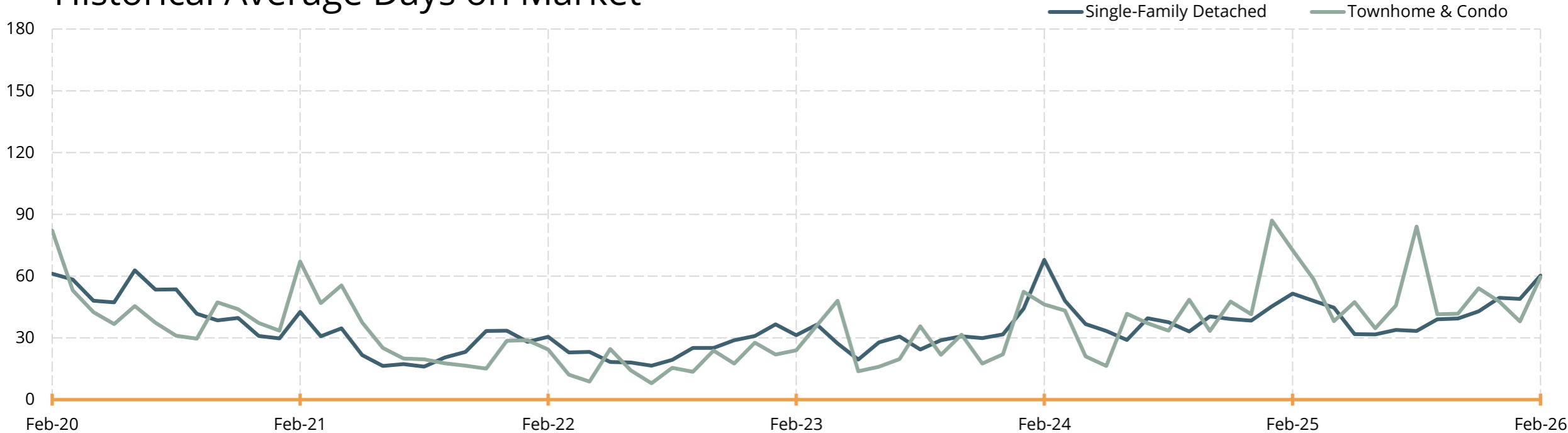


Average Days on Market



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-25	48	0.2%	59	35.8%
Apr-25	45	21.7%	38	82.0%
May-25	32	-4.8%	47	189.6%
Jun-25	32	9.3%	35	-17.0%
Jul-25	34	-14.3%	46	23.6%
Aug-25	33	-11.4%	84	150.5%
Sep-25	39	18.0%	41	-14.7%
Oct-25	39	-2.7%	42	24.9%
Nov-25	43	9.8%	54	13.4%
Dec-25	49	29.1%	48	14.8%
Jan-26	49	8.0%	38	-56.4%
Feb-26	60	16.9%	59	-18.2%
12-month Avg	42	6.7%	49	12.8%

Historical Average Days on Market

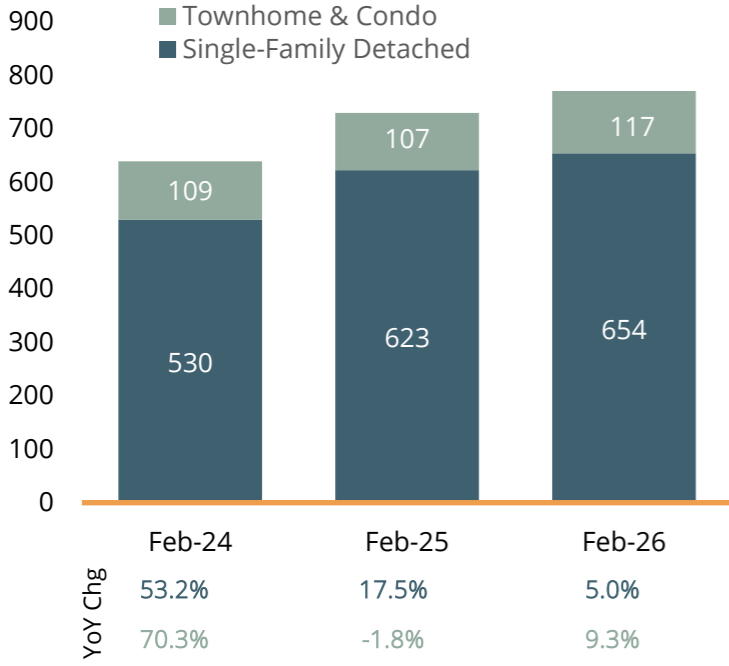


Source: Virginia REALTORS®, data accessed March 15, 2026

Active Listings

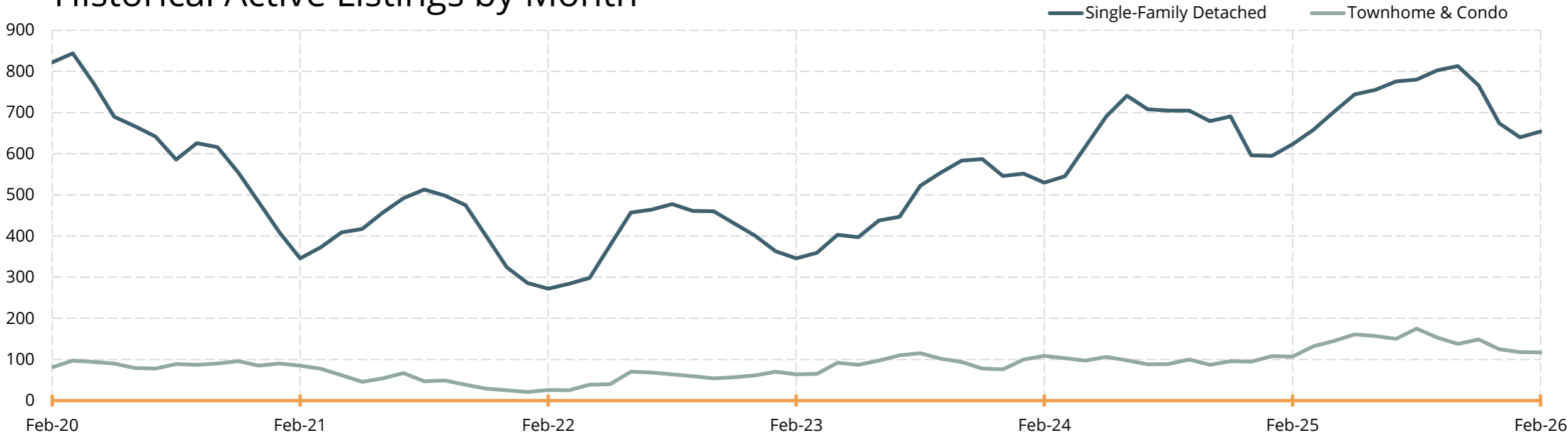


February



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-25	658	20.7%	132	28.2%
Apr-25	702	13.6%	145	49.5%
May-25	744	7.7%	161	51.9%
Jun-25	755	1.9%	157	60.2%
Jul-25	776	9.6%	150	70.5%
Aug-25	780	10.6%	175	96.6%
Sep-25	803	13.9%	153	53.0%
Oct-25	813	19.7%	138	58.6%
Nov-25	766	10.9%	149	55.2%
Dec-25	674	13.1%	125	31.6%
Jan-26	640	7.6%	118	9.3%
Feb-26	654	5.0%	117	9.3%
12-month Avg	730	11.0%	143	46.5%

Historical Active Listings by Month

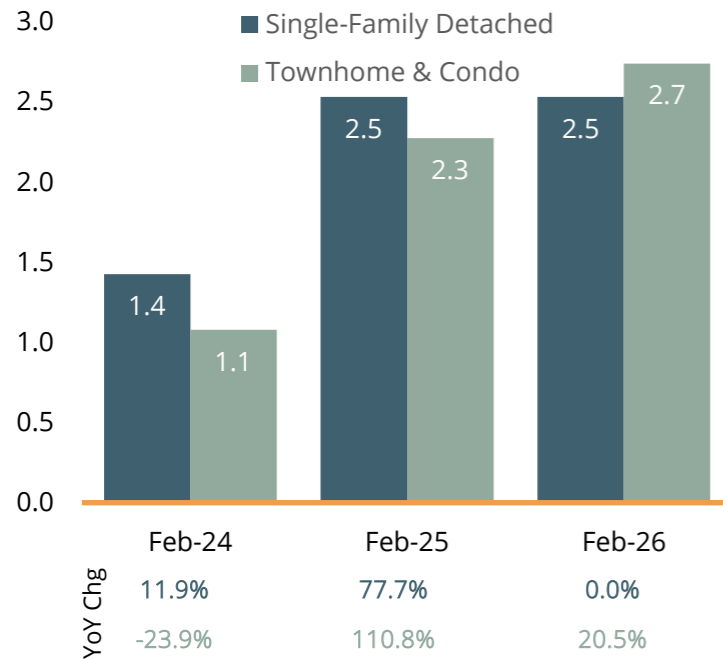


Source: Virginia REALTORS®, data accessed March 15, 2026

Months of Supply

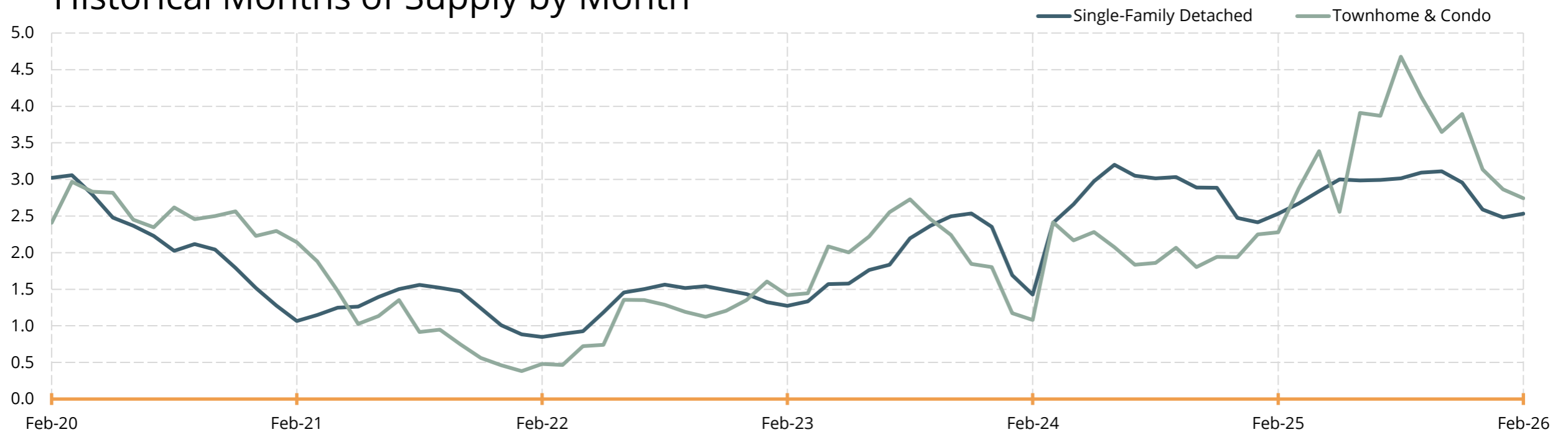


February



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-25	2.7	11.0%	2.9	19.1%
Apr-25	2.8	6.8%	3.4	56.2%
May-25	3.0	0.8%	2.6	12.0%
Jun-25	3.0	-6.7%	3.9	88.5%
Jul-25	3.0	-1.8%	3.9	110.8%
Aug-25	3.0	0.0%	4.7	151.4%
Sep-25	3.1	2.0%	4.1	99.4%
Oct-25	3.1	7.7%	3.6	102.3%
Nov-25	3.0	2.5%	3.9	100.5%
Dec-25	2.6	4.7%	3.1	61.9%
Jan-26	2.5	2.8%	2.9	27.3%
Feb-26	2.5	0.0%	2.7	20.5%
12-month Avg	2.9	2.2%	3.5	67.3%

Historical Months of Supply by Month



Source: Virginia REALTORS®, data accessed March 15, 2026

Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Amherst County	32	28	-12.5%	23	23	0.0%	\$250,000	\$275,100	10.0%	71	56	-21.1%	2.7	2.1	-22.8%
Appomattox County	21	24	14.3%	12	13	8.3%	\$362,500	\$333,000	-8.1%	50	58	16.0%	3.2	3.5	6.8%
Bedford County	132	152	15.2%	70	76	8.6%	\$399,925	\$385,465	-3.6%	262	319	21.8%	2.8	3.1	12.2%
Campbell County	63	45	-28.6%	37	44	18.9%	\$303,700	\$281,975	-7.2%	128	127	-0.8%	2.3	2.1	-7.6%
Lynchburg	128	98	-23.4%	60	84	40.0%	\$258,450	\$269,450	4.3%	219	211	-3.7%	2.2	2.2	-0.5%

Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Amherst County	64	55	-14.1%	46	48	4.3%	\$262,500	\$304,950	16.2%	71	56	-21.1%
Appomattox County	34	44	29.4%	29	19	-34.5%	\$339,250	\$309,500	-8.8%	50	58	16.0%
Bedford County	241	282	17.0%	140	149	6.4%	\$410,000	\$380,940	-7.1%	262	319	21.8%
Campbell County	144	105	-27.1%	83	82	-1.2%	\$301,800	\$279,500	-7.4%	128	127	-0.8%
Lynchburg	233	234	0.4%	146	154	5.5%	\$258,450	\$265,000	2.5%	219	211	-3.7%

Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Amherst County	32	28	-12.5%	23	23	0.0%	\$250,000	\$275,100	10.0%	71	55	-22.5%	2.7	2.1	-24.2%
Appomattox County	21	24	14.3%	12	13	8.3%	\$362,500	\$333,000	-8.1%	50	58	16.0%	3.2	3.5	7.3%
Bedford County	121	143	18.2%	65	67	3.1%	\$399,950	\$380,980	-4.7%	235	283	20.4%	2.9	3.1	9.2%
Campbell County	44	34	-22.7%	29	35	20.7%	\$350,000	\$293,000	-16.3%	89	99	11.2%	1.9	2.0	3.7%
Lynchburg	106	70	-34.0%	53	60	13.2%	\$260,000	\$276,950	6.5%	178	159	-10.7%	2.3	2.0	-12.2%

Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Amherst County	64	55	-14.1%	46	48	4.3%	\$262,500	\$304,950	16.2%	71	55	-22.5%
Appomattox County	34	44	29.4%	29	19	-34.5%	\$339,250	\$309,500	-8.8%	50	58	16.0%
Bedford County	217	251	15.7%	129	128	-0.8%	\$415,000	\$390,000	-6.0%	235	283	20.4%
Campbell County	109	90	-17.4%	67	68	1.5%	\$330,450	\$296,000	-10.4%	89	99	11.2%
Lynchburg	194	176	-9.3%	128	111	-13.3%	\$259,950	\$282,200	8.6%	178	159	-10.7%

Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Amherst County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	1	#DIV/0!	0.0	2.0	#DIV/0!
Appomattox County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	0	n/a	0.0	0.0	n/a
Bedford County	11	9	-18.2%	5	9	80.0%	\$295,000	\$425,000	44.1%	27	36	33.3%	2.1	2.9	35.9%
Campbell County	19	11	-42.1%	8	9	12.5%	\$264,950	\$239,000	-9.8%	39	28	-28.2%	4.0	2.6	-33.3%
Lynchburg	22	28	27.3%	7	24	242.9%	\$184,900	\$260,700	41.0%	41	52	26.8%	1.7	2.7	56.1%

Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Amherst County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	1	#DIV/0!
Appomattox County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	0	n/a
Bedford County	24	31	29.2%	11	21	90.9%	\$269,900	\$315,000	16.7%	27	36	33.3%
Campbell County	35	15	-57.1%	16	14	-12.5%	\$261,750	\$247,000	-5.6%	39	28	-28.2%
Lynchburg	39	58	48.7%	18	43	138.9%	\$194,950	\$254,900	30.8%	41	52	26.8%



The Virginia REALTORS® association is the largest professional trade association in Virginia, representing 35,000 REALTORS® engaged in the residential and commercial real estate business. The Virginia REALTORS® association serves as the advocate for homeownership and private property rights and represents the interests of real estate professionals and property owners in the Commonwealth of Virginia.

NOTE: The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict code of ethics.

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Data and analysis provided by Virginia REALTORS® Research Team

The numbers reported here are preliminary and based on current entries into multiple listing services. Over time, data may be adjusted slightly to reflect increased reporting. Information is sourced from multiple listing services across Virginia and is deemed reliable, but not guaranteed.