Orange County, VA

Market Trends Report | October 2026 · All Home Types

Homebuyers in Orange County, VA are sitting out based on the latest purchase contract data. There were 45 new purchase contracts in October 2026 which were 25.0% lower than last year. Year-to-date, new purchase contracts are behind where they were at this point in 2025 by 2.3%.

Mortgage rates and prices influence whether some buyers can participate or stay on the sidelines. The median sold price decreased in October 2026 to $385,000. This marks the first decrease in the median price in 3 months.

Sellers are acting similarly to buyers, as many sellers also become buyers. New listings in October 2026 contracted compared to the number of fresh listings added a year ago. The 66 new listings added in the month fell 16.5% year-over-year.

The push and pull between buyers and sellers left 208 active listings on the market at the end of October 2026, a decrease of 3.3% compared to October 2025. Homes are sitting on the market longer than last year. The median days on market of 29 days means half the homes sold in October 2026 were off the market in 29 days or fewer.

At a glance

SALES ACTIVITY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Closed Sales	**37**	48	▼ 22.9%	**516**	519	▼ 0.6%
New Purchase Contracts	**45**	60	▼ 25.0%	**599**	613	▼ 2.3%
Showings	**490**	569	▼ 13.9%	**5,501**	5,572	▼ 1.3%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$385,000**	$425,000	▼ 9.4%	**$410,000**	$415,000	▼ 1.2%
Avg. Sale to Orig. List Price Ratio	**94.5%**	98.1%	▼ 3.6 pp	**96.8%**	97.6%	▼ 0.7 pp
Median Days on Market	**29 days**	27 days	▲ 2 days	**28 days**	27 days	▲ 1 day

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**66**	79	▼ 16.5%	**826**	834	▼ 1.0%
Active Listings	**208**	215	▼ 3.3%	**208**	215	▼ 3.3%
Months of Supply	**4.1**	4.2	▼ 0.1 mos	**4.1**	4.2	▼ 0.1 mos

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Sales Activity

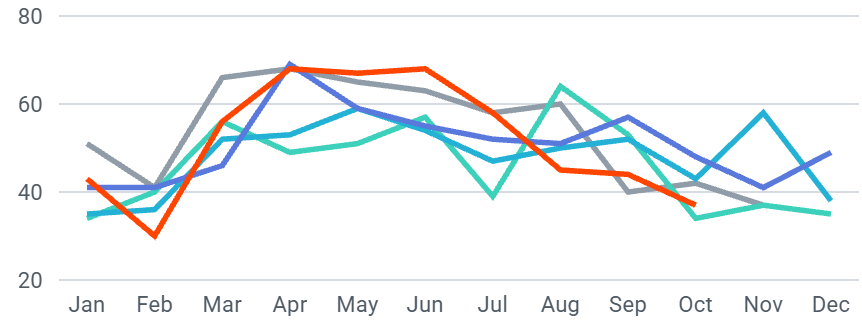
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

37
homes sold

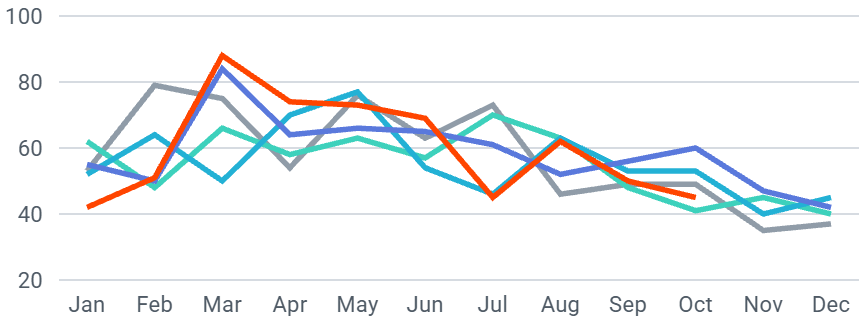
▼ **22.9%** vs. Oct 2025
▼ **15.9%** vs. Sep 2026
▼ **0.6%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

45
homes went under contract

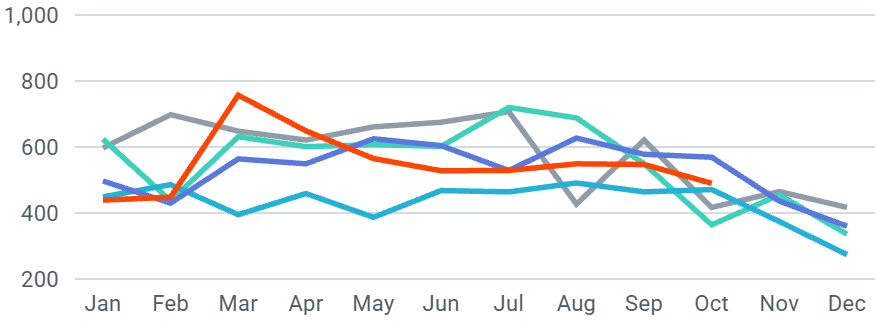
▼ **25.0%** vs. Oct 2025
▼ **10.0%** vs. Sep 2026
▼ **2.3%** 2026 YTD vs. 2025 YTD



Showings

490
home showings

▼ **13.9%** vs. Oct 2025
▼ **10.4%** vs. Sep 2026
▼ **1.3%** 2026 YTD vs. 2025 YTD



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Price and Pace

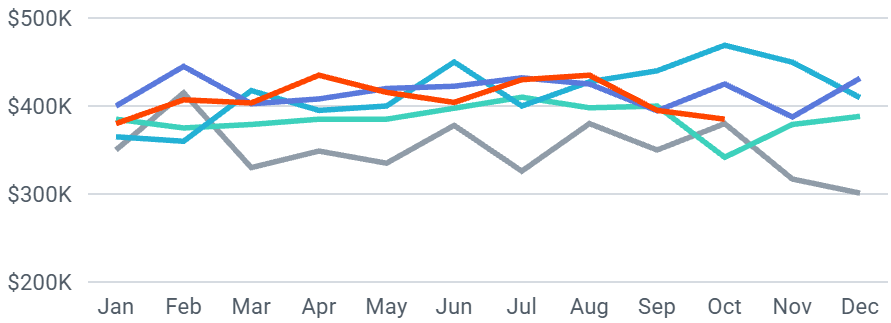
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$385,000
median sale price

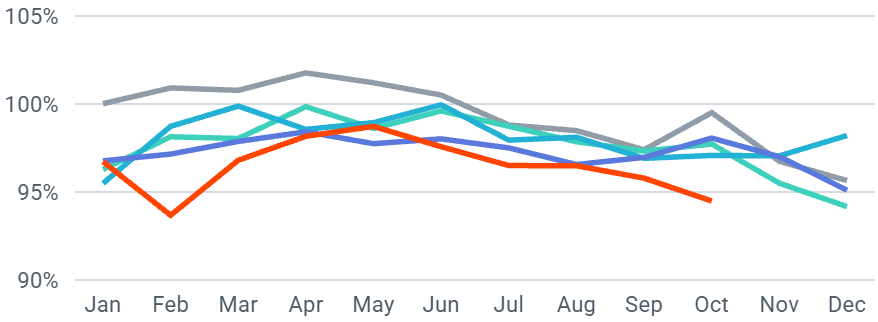
- ▼ **9.4%** vs. Oct 2025
- ▼ **2.5%** vs. Sep 2026
- ▼ **1.2%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

94.5%
of original list price, on average

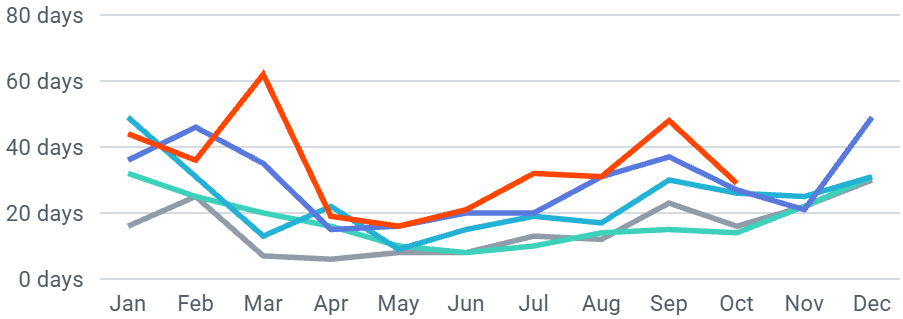
- ▼ **3.6 pp** vs. Oct 2025
- ▼ **1.3 pp** vs. Sep 2026
- ▼ **0.7 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

29 days
median days on market

- ▲ **2 days** vs. Oct 2025
- ▼ **19 days** vs. Sep 2026
- ▲ **1 day** 2026 YTD vs. 2025 YTD



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Inventory

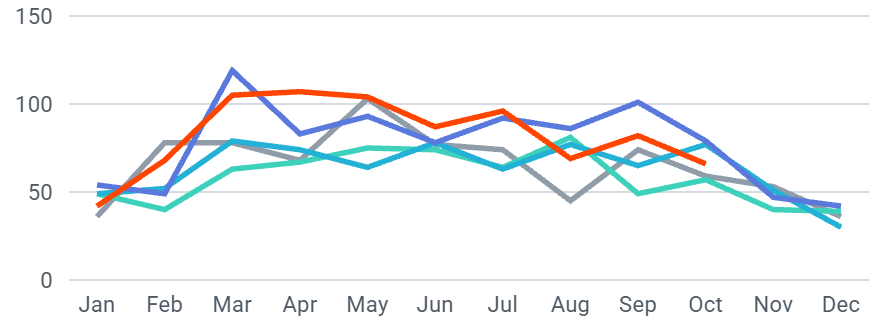
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

66
homes newly listed

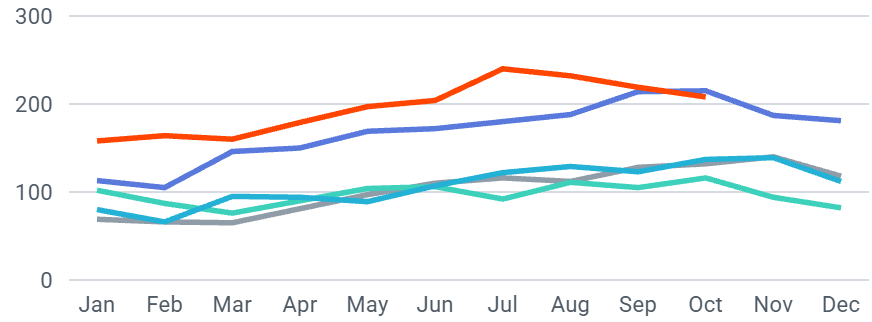
- ▼ **16.5%** vs. Oct 2025
- ▼ **19.5%** vs. Sep 2026
- ▼ **1.0%** 2026 YTD vs. 2025 YTD



Active Listings

208
homes for sale at month end

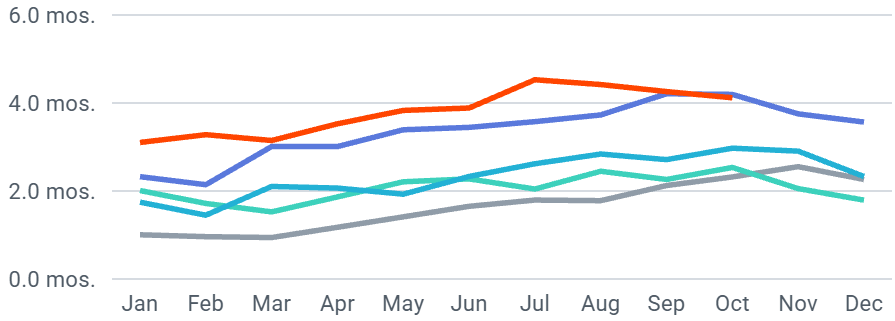
- ▼ **3.3%** vs. Oct 2025
- ▼ **5.0%** vs. Sep 2026
- ▼ **3.3%** 2026 YTD vs. 2025 YTD



Months of Supply

4.1
months of supply at the current sales pace

- ▼ **0.1 mos** vs. Oct 2025
- ▼ **0.1 mos** vs. Sep 2026
- ▼ **0.1 mos** 2026 YTD vs. 2025 YTD



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