

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



New Kent County

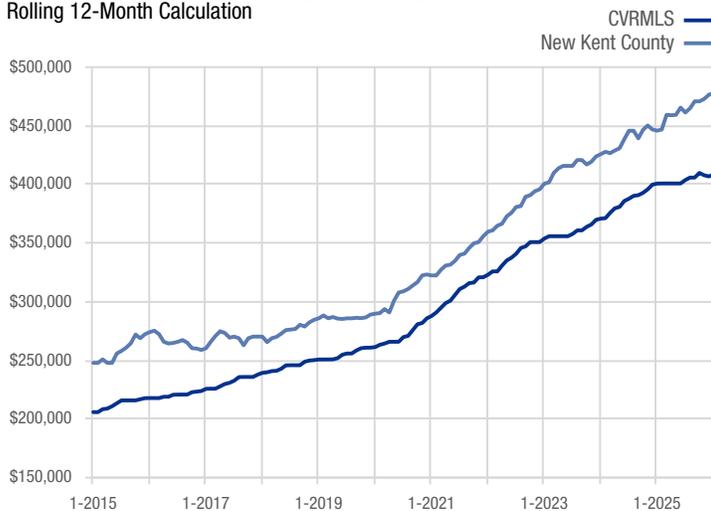
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	44	46	+ 4.5%	44	46	+ 4.5%
Pending Sales	19	44	+ 131.6%	19	44	+ 131.6%
Closed Sales	17	24	+ 41.2%	17	24	+ 41.2%
Days on Market Until Sale	23	36	+ 56.5%	23	36	+ 56.5%
Median Sales Price*	\$399,950	\$475,000	+ 18.8%	\$399,950	\$475,000	+ 18.8%
Average Sales Price*	\$474,063	\$536,965	+ 13.3%	\$474,063	\$536,965	+ 13.3%
Percent of Original List Price Received*	106.8%	98.2%	- 8.1%	106.8%	98.2%	- 8.1%
Inventory of Homes for Sale	109	108	- 0.9%	—	—	—
Months Supply of Inventory	4.0	3.0	- 25.0%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	9	0	- 100.0%	9	0	- 100.0%
Pending Sales	9	1	- 88.9%	9	1	- 88.9%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	4	—	—	4	—	—
Median Sales Price*	\$301,940	—	—	\$301,940	—	—
Average Sales Price*	\$301,940	—	—	\$301,940	—	—
Percent of Original List Price Received*	100.1%	—	—	100.1%	—	—
Inventory of Homes for Sale	11	1	- 90.9%	—	—	—
Months Supply of Inventory	2.7	0.4	- 85.2%	—	—	—

* 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.

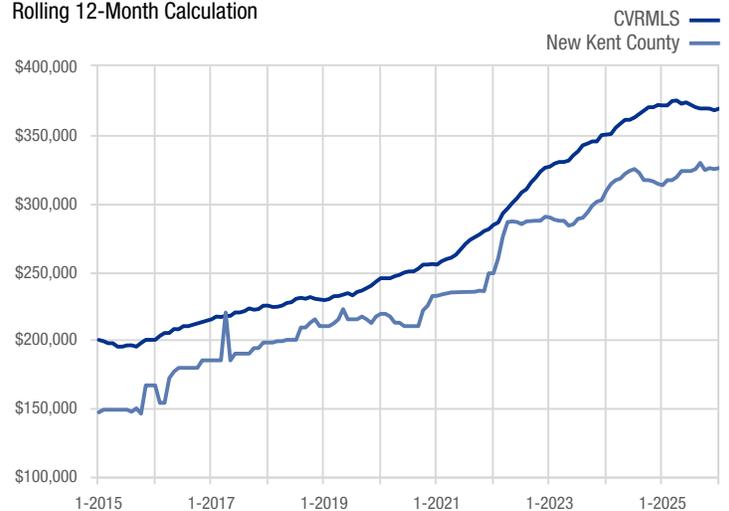
Median Sales Price - Single-Family

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.