

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



Newport News City

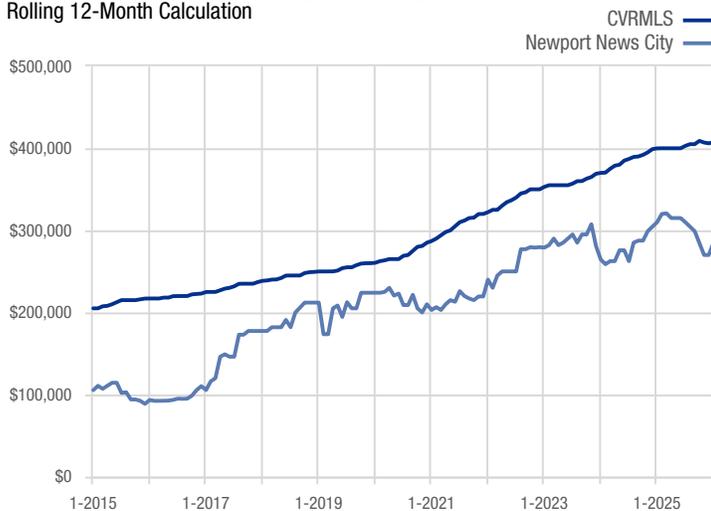
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	2	5	+ 150.0%	2	5	+ 150.0%
Pending Sales	0	4	—	0	4	—
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	67	38	- 43.3%	67	38	- 43.3%
Median Sales Price*	\$215,000	\$301,000	+ 40.0%	\$215,000	\$301,000	+ 40.0%
Average Sales Price*	\$215,000	\$301,000	+ 40.0%	\$215,000	\$301,000	+ 40.0%
Percent of Original List Price Received*	95.6%	100.7%	+ 5.3%	95.6%	100.7%	+ 5.3%
Inventory of Homes for Sale	11	6	- 45.5%	—	—	—
Months Supply of Inventory	5.0	2.9	- 42.0%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	0	1	—	0	1	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	10	1	- 90.0%	—	—	—
Months Supply of Inventory	7.5	0.9	- 88.0%	—	—	—

* 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.

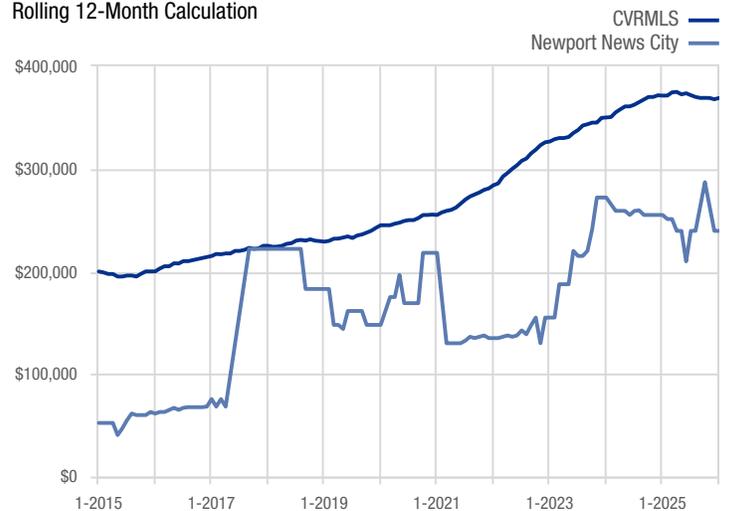
Median Sales Price - Single-Family

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.