

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



Newport News City

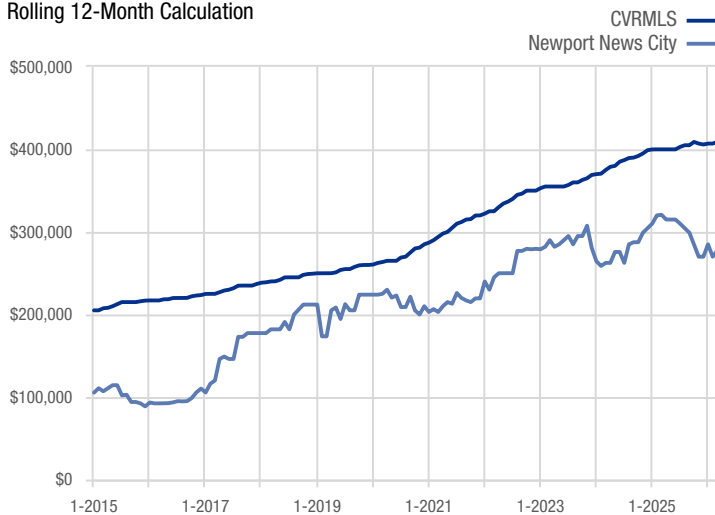
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	4	2	- 50.0%	7	7	0.0%
Pending Sales	2	2	0.0%	4	9	+ 125.0%
Closed Sales	2	3	+ 50.0%	4	6	+ 50.0%
Days on Market Until Sale	34	30	- 11.8%	45	24	- 46.7%
Median Sales Price*	\$285,500	\$298,500	+ 4.6%	\$249,500	\$274,250	+ 9.9%
Average Sales Price*	\$285,500	\$255,167	- 10.6%	\$262,000	\$259,417	- 1.0%
Percent of Original List Price Received*	98.7%	93.2%	- 5.6%	97.7%	96.7%	- 1.0%
Inventory of Homes for Sale	11	3	- 72.7%	—	—	—
Months Supply of Inventory	5.8	1.3	- 77.6%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	2	0	- 100.0%	2	2	0.0%
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	0	1	—	0	2	—
Days on Market Until Sale	—	27	—	—	29	—
Median Sales Price*	—	\$195,000	—	—	\$290,000	—
Average Sales Price*	—	\$195,000	—	—	\$290,000	—
Percent of Original List Price Received*	—	100.0%	—	—	100.0%	—
Inventory of Homes for Sale	10	0	- 100.0%	—	—	—
Months Supply of Inventory	8.3	—	—	—	—	—

* 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.

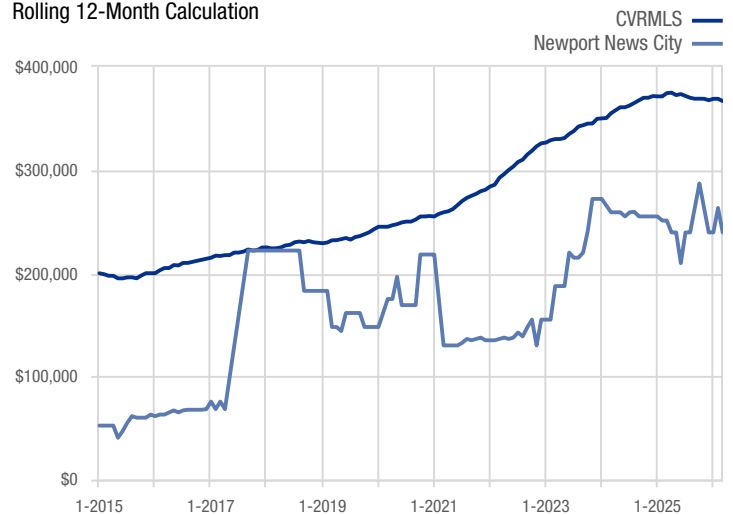
Median Sales Price - Single-Family

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.