

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



New Kent County

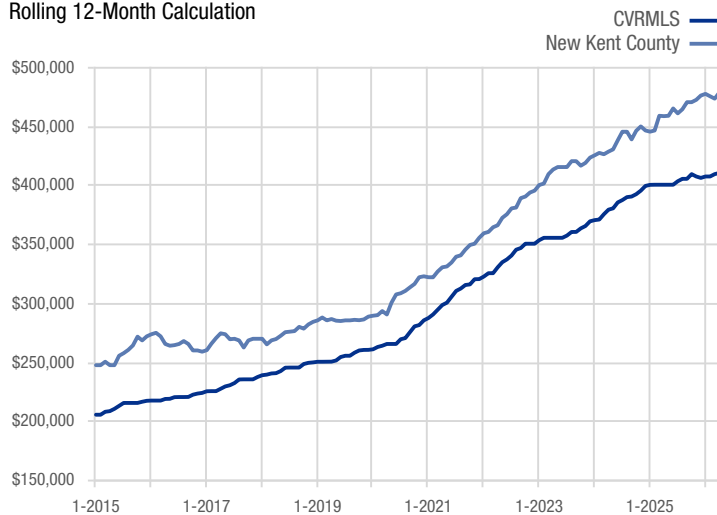
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	61	66	+ 8.2%	194	250	+ 28.9%
Pending Sales	38	44	+ 15.8%	138	172	+ 24.6%
Closed Sales	32	35	+ 9.4%	103	124	+ 20.4%
Days on Market Until Sale	40	37	- 7.5%	43	45	+ 4.7%
Median Sales Price*	\$451,250	\$515,000	+ 14.1%	\$460,000	\$468,495	+ 1.8%
Average Sales Price*	\$474,405	\$578,675	+ 22.0%	\$494,330	\$531,500	+ 7.5%
Percent of Original List Price Received*	100.4%	97.9%	- 2.5%	100.7%	98.6%	- 2.1%
Inventory of Homes for Sale	119	139	+ 16.8%	—	—	—
Months Supply of Inventory	4.2	3.9	- 7.1%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	6	3	- 50.0%	24	15	- 37.5%
Pending Sales	4	4	0.0%	19	9	- 52.6%
Closed Sales	5	4	- 20.0%	18	6	- 66.7%
Days on Market Until Sale	19	18	- 5.3%	46	45	- 2.2%
Median Sales Price*	\$318,990	\$334,500	+ 4.9%	\$320,565	\$334,500	+ 4.3%
Average Sales Price*	\$318,997	\$331,250	+ 3.8%	\$321,753	\$333,667	+ 3.7%
Percent of Original List Price Received*	97.1%	97.8%	+ 0.7%	96.6%	97.0%	+ 0.4%
Inventory of Homes for Sale	13	5	- 61.5%	—	—	—
Months Supply of Inventory	3.3	2.1	- 36.4%	—	—	—

* 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.

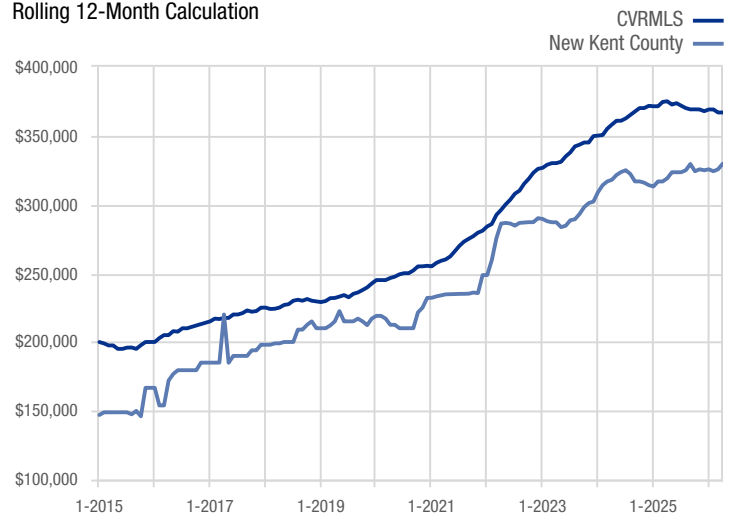
Median Sales Price - Single-Family

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.