

# Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



## Newport News City

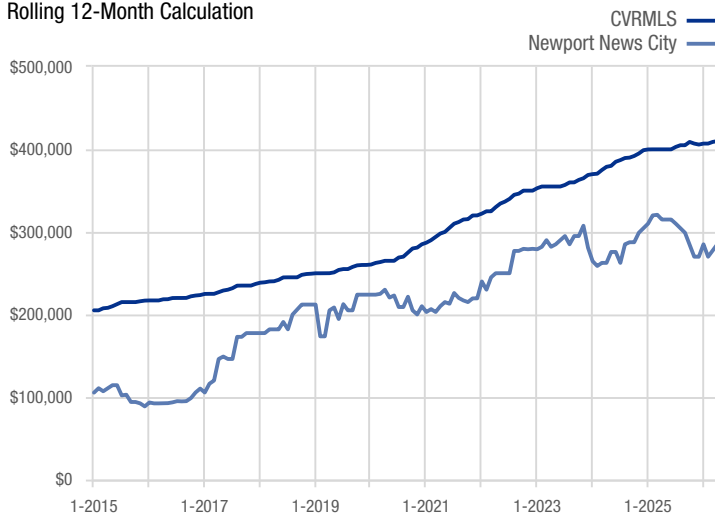
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	5	0	- 100.0%	12	7	- 41.7%
Pending Sales	2	3	+ 50.0%	6	12	+ 100.0%
Closed Sales	1	2	+ 100.0%	5	8	+ 60.0%
Days on Market Until Sale	8	188	+ 2,250.0%	36	65	+ 80.6%
Median Sales Price*	\$310,000	\$500,000	+ 61.3%	\$279,750	\$299,750	+ 7.1%
Average Sales Price*	\$310,000	\$500,000	+ 61.3%	\$274,000	\$319,563	+ 16.6%
Percent of Original List Price Received*	103.3%	91.2%	- 11.7%	99.1%	95.3%	- 3.8%
Inventory of Homes for Sale	9	0	- 100.0%	—	—	—
Months Supply of Inventory	4.7	—	—	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	1	—	2	3	+ 50.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	2	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	51	—	—	51	29	- 43.1%
Median Sales Price*	\$209,750	—	—	\$209,750	\$290,000	+ 38.3%
Average Sales Price*	\$209,750	—	—	\$209,750	\$290,000	+ 38.3%
Percent of Original List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	10	1	- 90.0%	—	—	—
Months Supply of Inventory	8.3	0.8	- 90.4%	—	—	—

\* 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.

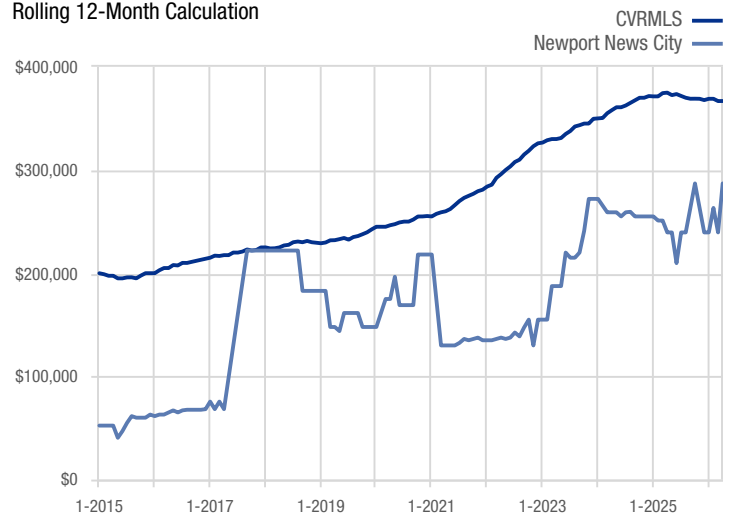
### Median Sales Price - Single-Family

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.