

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



Tappahannock (unincorporated town)

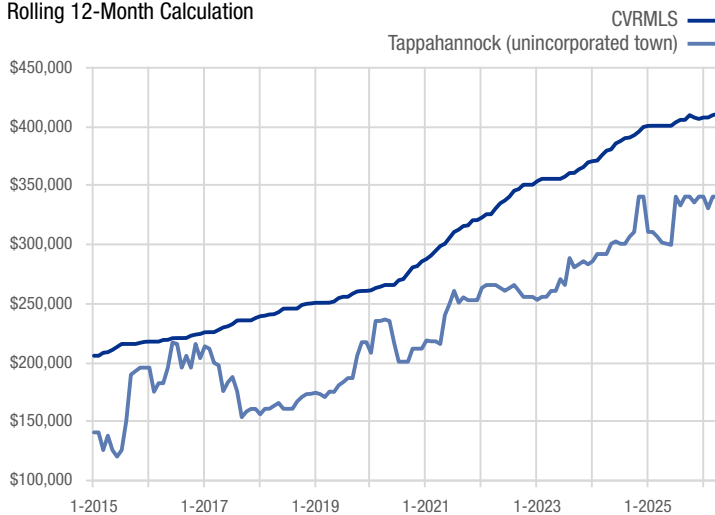
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	12	8	- 33.3%	25	27	+ 8.0%
Pending Sales	10	6	- 40.0%	19	21	+ 10.5%
Closed Sales	1	5	+ 400.0%	11	18	+ 63.6%
Days on Market Until Sale	12	31	+ 158.3%	58	67	+ 15.5%
Median Sales Price*	\$214,900	\$329,900	+ 53.5%	\$299,000	\$311,500	+ 4.2%
Average Sales Price*	\$214,900	\$454,780	+ 111.6%	\$352,855	\$363,505	+ 3.0%
Percent of Original List Price Received*	102.4%	96.4%	- 5.9%	95.3%	94.5%	- 0.8%
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	4.4	3.6	- 18.2%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	3	—	—	3	—	—
Median Sales Price*	\$429,950	—	—	\$429,950	—	—
Average Sales Price*	\$429,950	—	—	\$429,950	—	—
Percent of Original List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

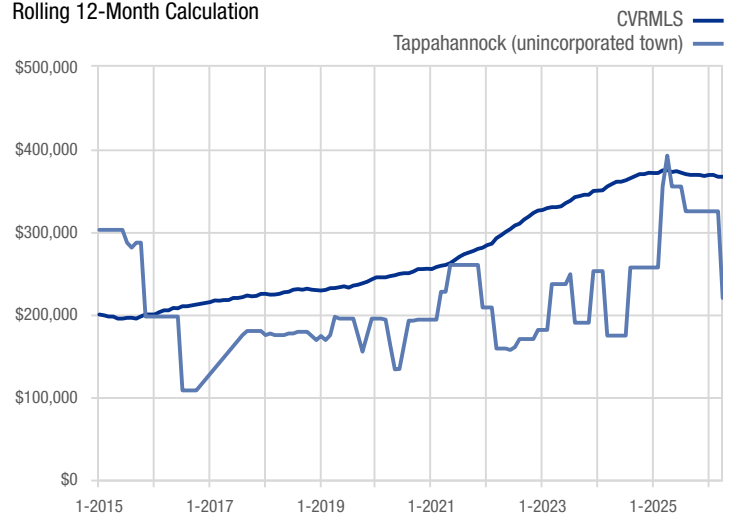
Median Sales Price - Single-Family

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.