Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

New Kent County

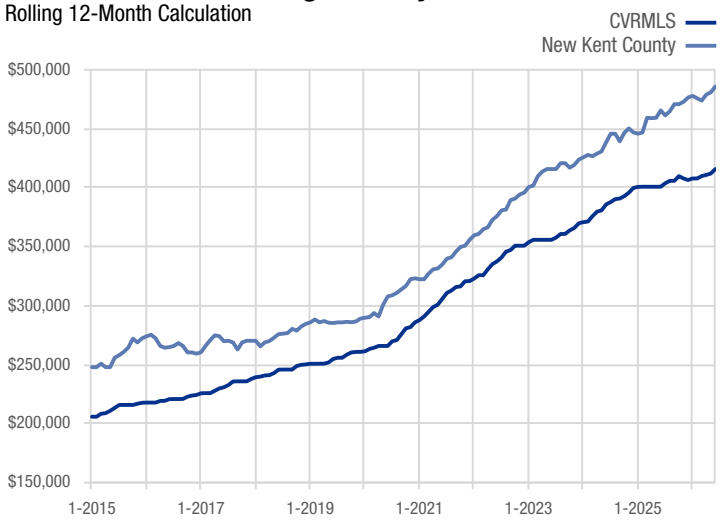
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	46	**75**	+ 63.0%	297	**396**	+ 33.3%
Pending Sales	40	**48**	+ 20.0%	211	**269**	+ 27.5%
Closed Sales	47	**59**	+ 25.5%	181	**223**	+ 23.2%
Days on Market Until Sale	39	**33**	- 15.4%	43	**41**	- 4.7%
Median Sales Price*	$476,900	**$525,000**	+ 10.1%	$470,000	**$491,000**	+ 4.5%
Average Sales Price*	$525,006	**$540,180**	+ 2.9%	$503,272	**$539,779**	+ 7.3%
Percent of Original List Price Received*	99.9%	**98.8%**	- 1.1%	100.7%	**99.0%**	- 1.7%
Inventory of Homes for Sale	116	**143**	+ 23.3%	—	**—**	—
Months Supply of Inventory	3.8	**3.8**	0.0%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	2	**4**	+ 100.0%	28	**26**	- 7.1%
Pending Sales	1	**4**	+ 300.0%	27	**18**	- 33.3%
Closed Sales	6	**4**	- 33.3%	28	**15**	- 46.4%
Days on Market Until Sale	40	**54**	+ 35.0%	42	**46**	+ 9.5%
Median Sales Price*	$339,290	**$333,725**	- 1.6%	$329,363	**$324,950**	- 1.3%
Average Sales Price*	$339,827	**$333,738**	- 1.8%	$330,707	**$333,230**	+ 0.8%
Percent of Original List Price Received*	96.7%	**95.3%**	- 1.4%	96.2%	**97.1%**	+ 0.9%
Inventory of Homes for Sale	5	**6**	+ 20.0%	—	**—**	—
Months Supply of Inventory	1.1	**2.5**	+ 127.3%	—	**—**	—

* 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.

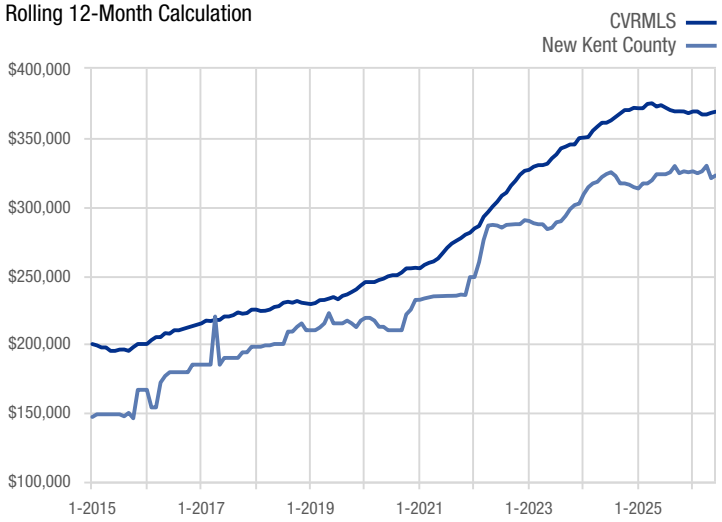
Median Sales Price - Single-Family

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.

Current as of July 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.