

# Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



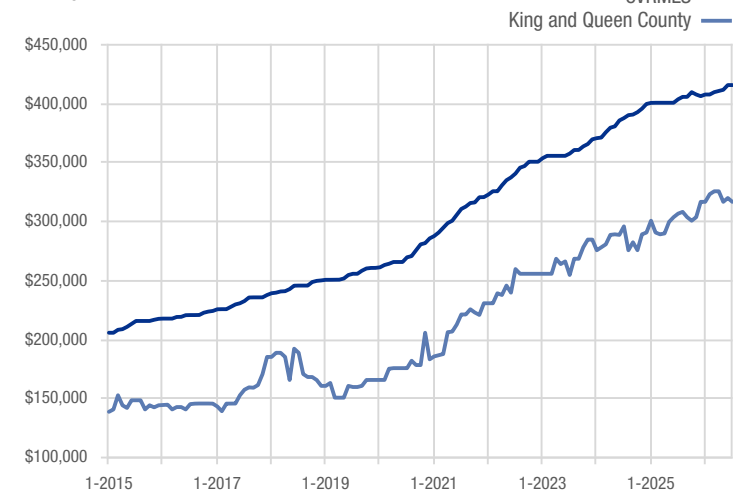
## King and Queen County

| Single Family                            | July      |           |          | Year to Date |             |          |
|------------------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                              | 2025      | 2026      | % Change | Thru 7-2025  | Thru 7-2026 | % Change |
| New Listings                             | 2         | 11        | + 450.0% | 40           | 49          | + 22.5%  |
| Pending Sales                            | 3         | 6         | + 100.0% | 33           | 33          | 0.0%     |
| Closed Sales                             | 6         | 3         | - 50.0%  | 31           | 26          | - 16.1%  |
| Days on Market Until Sale                | 9         | 28        | + 211.1% | 36           | 26          | - 27.8%  |
| Median Sales Price*                      | \$502,500 | \$329,500 | - 34.4%  | \$303,000    | \$302,250   | - 0.2%   |
| Average Sales Price*                     | \$449,492 | \$356,500 | - 20.7%  | \$340,066    | \$296,294   | - 12.9%  |
| Percent of Original List Price Received* | 101.0%    | 98.7%     | - 2.3%   | 98.5%        | 97.0%       | - 1.5%   |
| Inventory of Homes for Sale              | 9         | 15        | + 66.7%  | —            | —           | —        |
| Months Supply of Inventory               | 2.1       | 3.6       | + 71.4%  | —            | —           | —        |

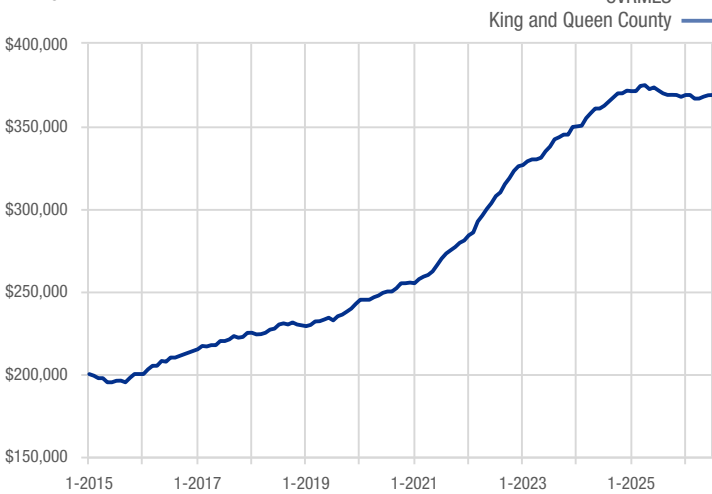
| Condo/Town                               | July |      |          | Year to Date |             |          |
|------------------------------------------|------|------|----------|--------------|-------------|----------|
| Key Metrics                              | 2025 | 2026 | % Change | Thru 7-2025  | Thru 7-2026 | % Change |
| New Listings                             | 0    | 0    | 0.0%     | 0            | 0           | 0.0%     |
| Pending Sales                            | 0    | 0    | 0.0%     | 0            | 0           | 0.0%     |
| Closed Sales                             | 0    | 0    | 0.0%     | 0            | 0           | 0.0%     |
| Days on Market Until Sale                | —    | —    | —        | —            | —           | —        |
| Median Sales Price*                      | —    | —    | —        | —            | —           | —        |
| Average Sales Price*                     | —    | —    | —        | —            | —           | —        |
| Percent of Original List Price Received* | —    | —    | —        | —            | —           | —        |
| Inventory of Homes for Sale              | 0    | 0    | 0.0%     | —            | —           | —        |
| 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



### Median Sales Price - Condo/Town



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.