

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



Newport News City

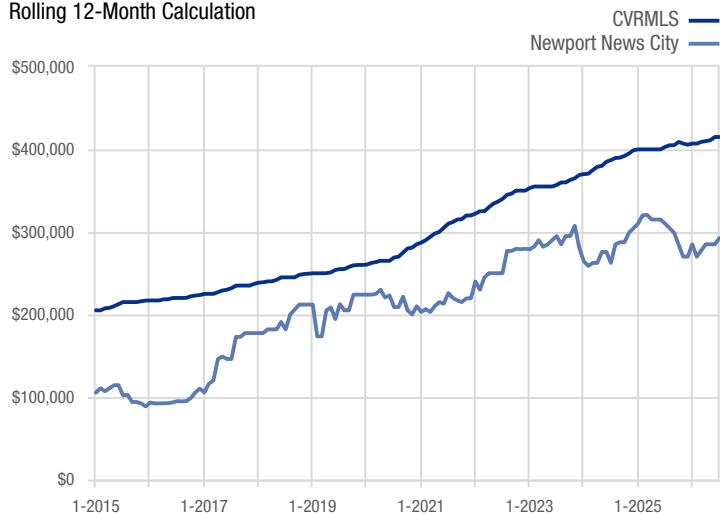
Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	2	4	+ 100.0%	18	18	0.0%
Pending Sales	3	2	- 33.3%	13	17	+ 30.8%
Closed Sales	3	2	- 33.3%	13	15	+ 15.4%
Days on Market Until Sale	20	33	+ 65.0%	35	63	+ 80.0%
Median Sales Price*	\$237,500	\$289,250	+ 21.8%	\$269,000	\$298,500	+ 11.0%
Average Sales Price*	\$237,500	\$289,250	+ 21.8%	\$309,536	\$314,692	+ 1.7%
Percent of Original List Price Received*	101.3%	120.3%	+ 18.8%	98.8%	99.8%	+ 1.0%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	3.7	2.2	- 40.5%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	2	—	10	7	- 30.0%
Pending Sales	2	1	- 50.0%	6	4	- 33.3%
Closed Sales	1	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	29	—	—	37	29	- 21.6%
Median Sales Price*	\$390,000	—	—	\$239,500	\$290,000	+ 21.1%
Average Sales Price*	\$390,000	—	—	\$246,480	\$290,000	+ 17.7%
Percent of Original List Price Received*	100.0%	—	—	95.7%	100.0%	+ 4.5%
Inventory of Homes for Sale	15	3	- 80.0%	—	—	—
Months Supply of Inventory	11.7	2.7	- 76.9%	—	—	—

* 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.

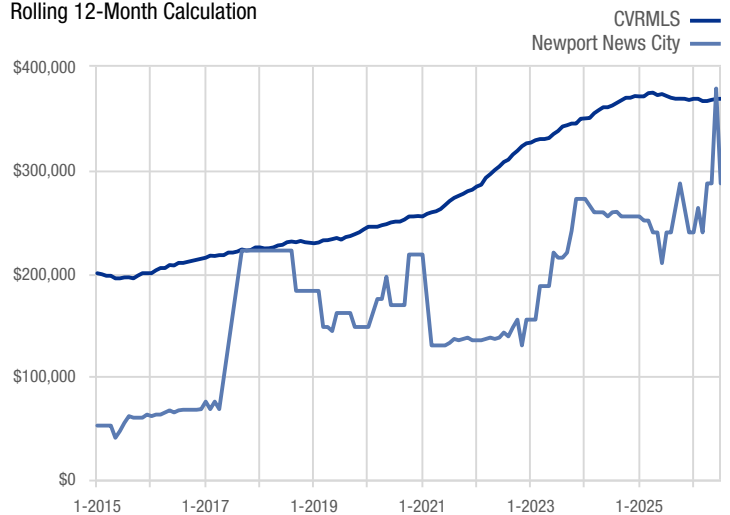
Median Sales Price - Single-Family

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.