Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.

CVRMLS

Tappahannock (unincorporated town)

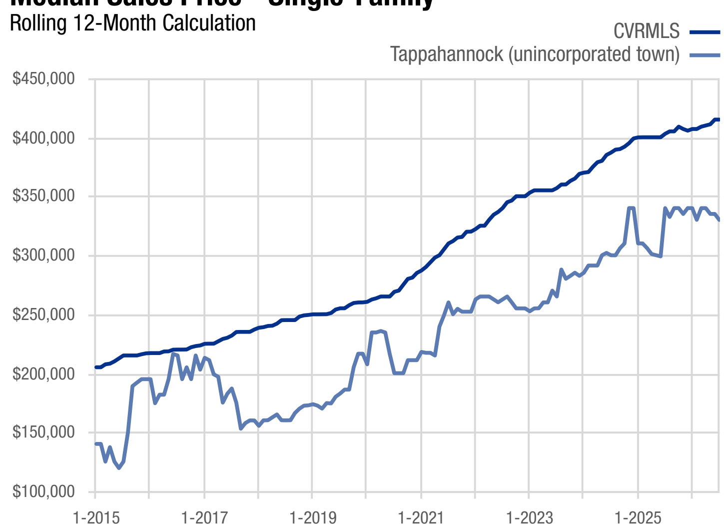
Single Family	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	3	**5**	+ 66.7%	38	**42**	+ 10.5%
Pending Sales	5	**7**	+ 40.0%	30	**30**	0.0%
Closed Sales	7	**2**	- 71.4%	30	**27**	- 10.0%
Days on Market Until Sale	57	**41**	- 28.1%	57	**52**	- 8.8%
Median Sales Price*	$430,000	**$910,000**	+ 111.6%	$347,450	**$317,000**	- 8.8%
Average Sales Price*	$712,726	**$910,000**	+ 27.7%	$428,315	**$394,553**	- 7.9%
Percent of Original List Price Received*	98.2%	**94.0%**	- 4.3%	96.5%	**95.7%**	- 0.8%
Inventory of Homes for Sale	14	**17**	+ 21.4%	—	**—**	—
Months Supply of Inventory	3.7	**3.6**	- 2.7%	—	**—**	—

Condo/Town	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	0	**1**	—	2	**2**	0.0%
Pending Sales	0	**0**	0.0%	2	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	2	**0**	- 100.0%
Days on Market Until Sale	—	**—**	—	27	**—**	—
Median Sales Price*	—	**—**	—	$324,975	**—**	—
Average Sales Price*	—	**—**	—	$324,975	**—**	—
Percent of Original List Price Received*	—	**—**	—	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.

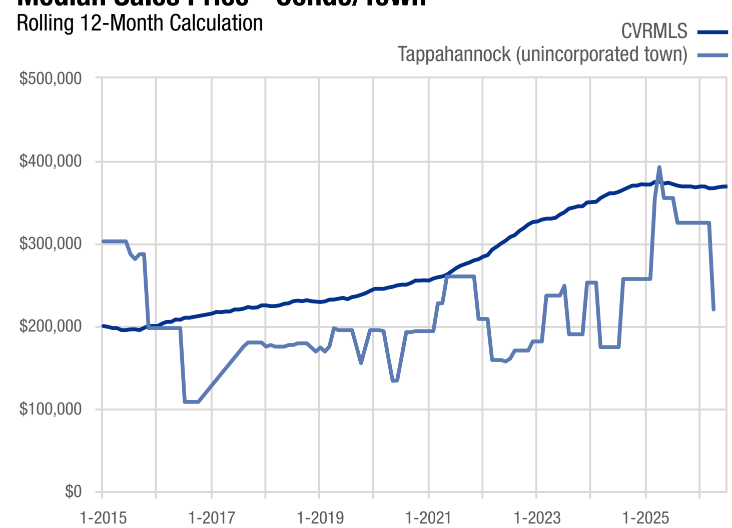
Median Sales Price - Single-Family

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.