

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



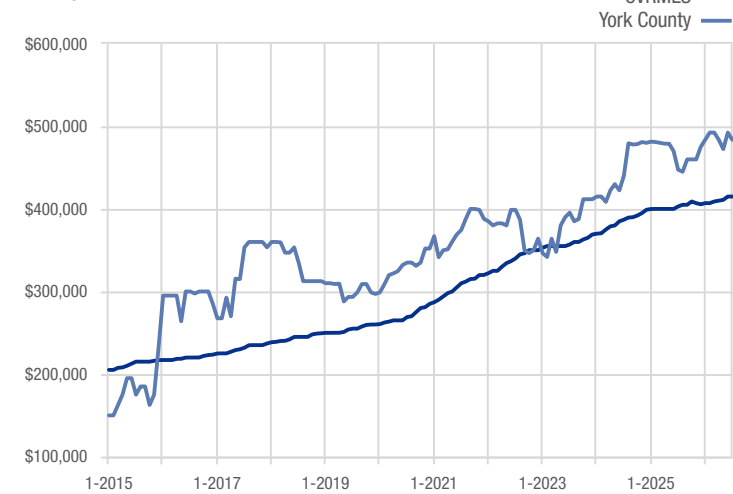
York County

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	7	5	- 28.6%	20	22	+ 10.0%
Pending Sales	3	2	- 33.3%	11	14	+ 27.3%
Closed Sales	1	2	+ 100.0%	9	14	+ 55.6%
Days on Market Until Sale	38	4	- 89.5%	22	29	+ 31.8%
Median Sales Price*	\$675,000	\$595,000	- 11.9%	\$350,300	\$430,000	+ 22.8%
Average Sales Price*	\$675,000	\$595,000	- 11.9%	\$400,139	\$446,429	+ 11.6%
Percent of Original List Price Received*	96.6%	102.3%	+ 5.9%	99.5%	95.6%	- 3.9%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	4.0	2.3	- 42.5%	—	—	—

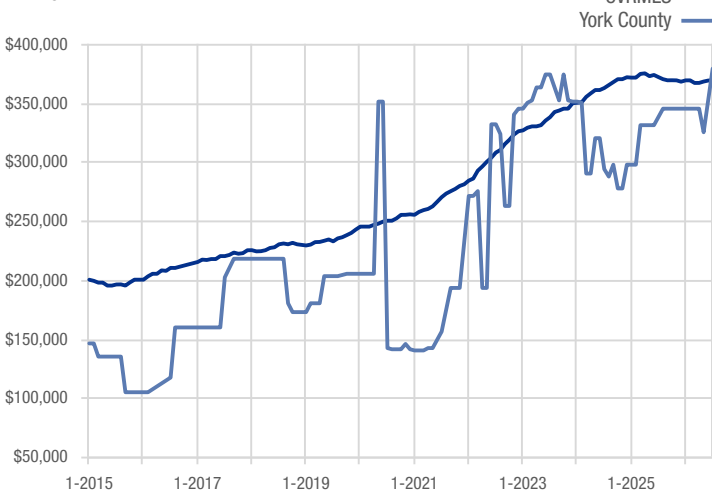
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	5	4	- 20.0%
Pending Sales	1	0	- 100.0%	6	3	- 50.0%
Closed Sales	1	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	5	—	—	10	12	+ 20.0%
Median Sales Price*	\$272,300	—	—	\$345,000	\$379,000	+ 9.9%
Average Sales Price*	\$272,300	—	—	\$342,100	\$345,333	+ 0.9%
Percent of Original List Price Received*	102.8%	—	—	100.5%	93.7%	- 6.8%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* 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.