# Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

# Hampton City

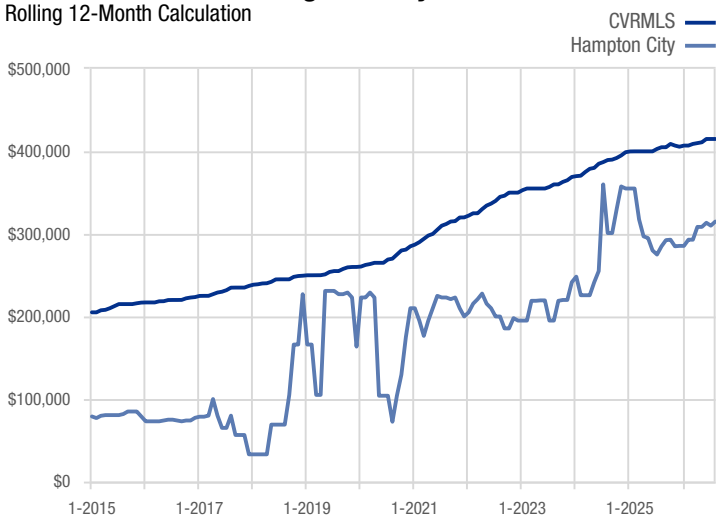
| Single Family | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 2 | **5** | + 150.0% | 17 | **37** | + 117.6% |
| Pending Sales | 0 | **4** | — | 7 | **25** | + 257.1% |
| Closed Sales | 1 | **1** | 0.0% | 6 | **21** | + 250.0% |
| Days on Market Until Sale | 13 | **6** | - 53.8% | 20 | **26** | + 30.0% |
| Median Sales Price* | $300,000 | **$315,000** | + 5.0% | $270,000 | **$315,000** | + 16.7% |
| Average Sales Price* | $300,000 | **$315,000** | + 5.0% | $254,983 | **$314,765** | + 23.4% |
| Percent of Original List Price Received* | 92.3% | **100.0%** | + 8.3% | 96.5% | **103.2%** | + 6.9% |
| Inventory of Homes for Sale | 7 | **9** | + 28.6% | — | — | — |
| Months Supply of Inventory | 4.1 | **3.1** | - 24.4% | — | — | — |

| Condo/Town | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 0 | **0** | 0.0% | 3 | **6** | + 100.0% |
| Pending Sales | 0 | **0** | 0.0% | 2 | **3** | + 50.0% |
| Closed Sales | 1 | **0** | - 100.0% | 4 | **3** | - 25.0% |
| Days on Market Until Sale | 25 | — | — | 29 | **16** | - 44.8% |
| Median Sales Price* | $260,000 | — | — | $240,000 | **$229,180** | - 4.5% |
| Average Sales Price* | $260,000 | — | — | $230,500 | **$260,393** | + 13.0% |
| Percent of Original List Price Received* | 102.0% | — | — | 98.5% | **98.9%** | + 0.4% |
| 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.

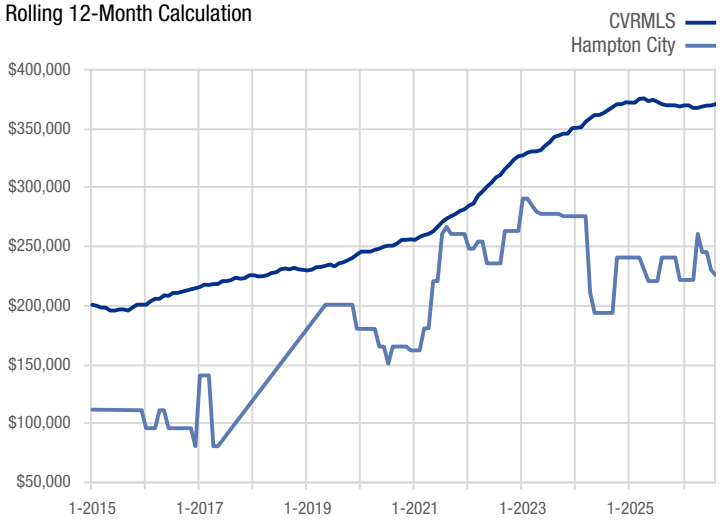
## Median Sales Price - Single-Family

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 September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.