Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Mathews County

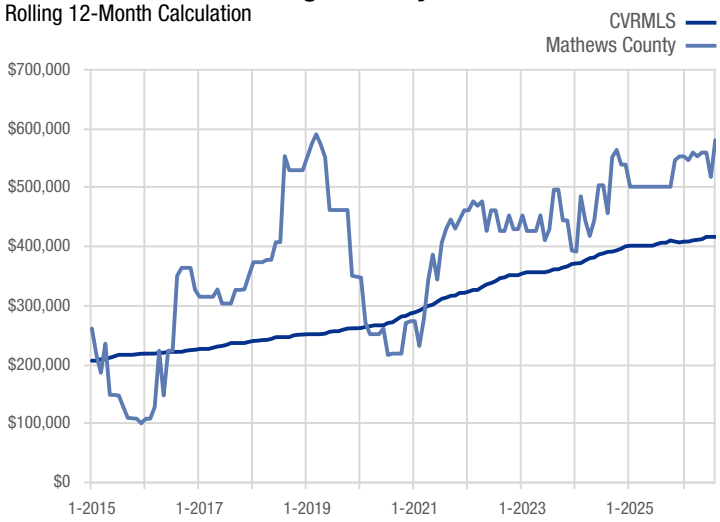
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**2**	- 33.3%	20	**26**	+ 30.0%
Pending Sales	2	**1**	- 50.0%	11	**11**	0.0%
Closed Sales	1	**3**	+ 200.0%	13	**11**	- 15.4%
Days on Market Until Sale	5	**44**	+ 780.0%	41	**40**	- 2.4%
Median Sales Price*	$1,020,000	**$920,000**	- 9.8%	$545,000	**$599,900**	+ 10.1%
Average Sales Price*	$1,020,000	**$973,300**	- 4.6%	$647,508	**$904,945**	+ 39.8%
Percent of Original List Price Received*	102.2%	**92.3%**	- 9.7%	101.6%	**92.0%**	- 9.4%
Inventory of Homes for Sale	6	**11**	+ 83.3%	—	—	—
Months Supply of Inventory	3.3	**4.1**	+ 24.2%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**0**	- 100.0%	2	**0**	- 100.0%
Pending Sales	1	**0**	- 100.0%	2	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	1	**0**	- 100.0%
Days on Market Until Sale	—	—	—	3	—	—
Median Sales Price*	—	—	—	$298,500	—	—
Average Sales Price*	—	—	—	$298,500	—	—
Percent of Original List Price Received*	—	—	—	100.0%	—	—
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.

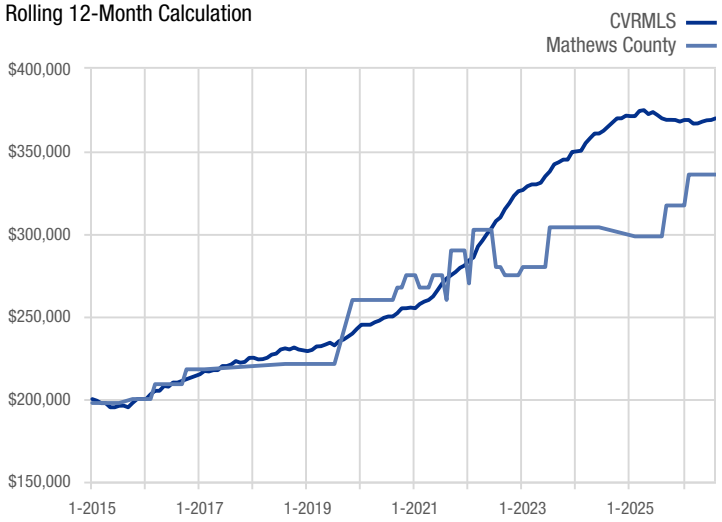
Median Sales Price - Single-Family

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.