Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

New Kent County

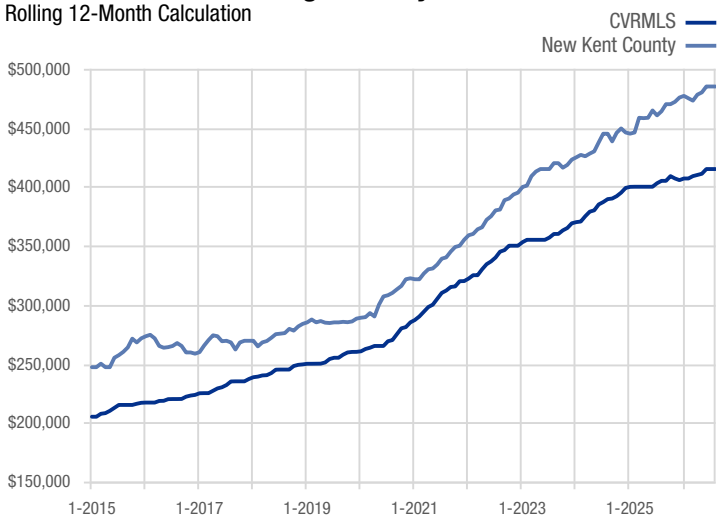
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	49	**45**	- 8.2%	397	**506**	+ 27.5%
Pending Sales	30	**34**	+ 13.3%	270	**337**	+ 24.8%
Closed Sales	30	**36**	+ 20.0%	253	**298**	+ 17.8%
Days on Market Until Sale	32	**45**	+ 40.6%	40	**43**	+ 7.5%
Median Sales Price*	$477,495	**$479,500**	+ 0.4%	$472,990	**$485,970**	+ 2.7%
Average Sales Price*	$532,745	**$509,044**	- 4.4%	$509,221	**$536,686**	+ 5.4%
Percent of Original List Price Received*	99.8%	**97.5%**	- 2.3%	100.3%	**99.1%**	- 1.2%
Inventory of Homes for Sale	130	**141**	+ 8.5%	—	**—**	—
Months Supply of Inventory	4.2	**3.6**	- 14.3%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	4	**2**	- 50.0%	36	**30**	- 16.7%
Pending Sales	2	**2**	0.0%	30	**21**	- 30.0%
Closed Sales	2	**2**	0.0%	34	**19**	- 44.1%
Days on Market Until Sale	15	**27**	+ 80.0%	38	**41**	+ 7.9%
Median Sales Price*	$341,543	**$344,950**	+ 1.0%	$326,093	**$324,950**	- 0.4%
Average Sales Price*	$341,543	**$344,950**	+ 1.0%	$329,575	**$334,805**	+ 1.6%
Percent of Original List Price Received*	99.1%	**99.2%**	+ 0.1%	96.1%	**97.3%**	+ 1.2%
Inventory of Homes for Sale	8	**5**	- 37.5%	—	**—**	—
Months Supply of Inventory	1.9	**2.1**	+ 10.5%	—	**—**	—

* 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.

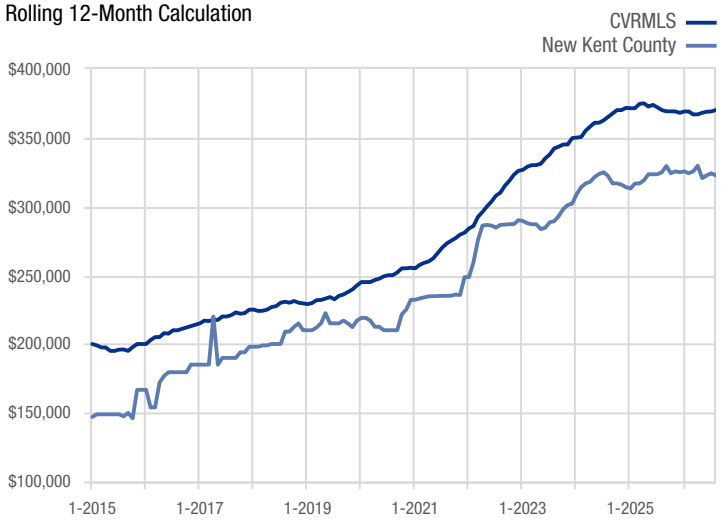
Median Sales Price - Single-Family

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.