Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Poquoson

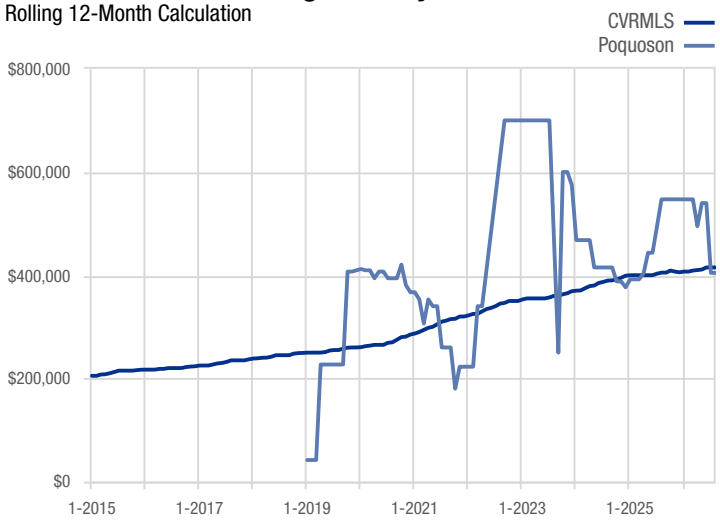
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**0**	- 100.0%	4	**2**	- 50.0%
Pending Sales	0	**0**	0.0%	2	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	3	**0**	- 100.0%
Days on Market Until Sale	—	—	—	24	—	—
Median Sales Price*	—	—	—	$599,000	—	—
Average Sales Price*	—	—	—	$589,667	—	—
Percent of Original List Price Received*	—	—	—	99.7%	—	—
Inventory of Homes for Sale	1	**0**	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**1**	—
Pending Sales	0	**0**	0.0%	0	**1**	—
Closed Sales	0	**0**	0.0%	0	**1**	—
Days on Market Until Sale	—	—	—	—	**11**	—
Median Sales Price*	—	—	—	—	**$310,000**	—
Average Sales Price*	—	—	—	—	**$310,000**	—
Percent of Original List Price Received*	—	—	—	—	**96.9%**	—
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.

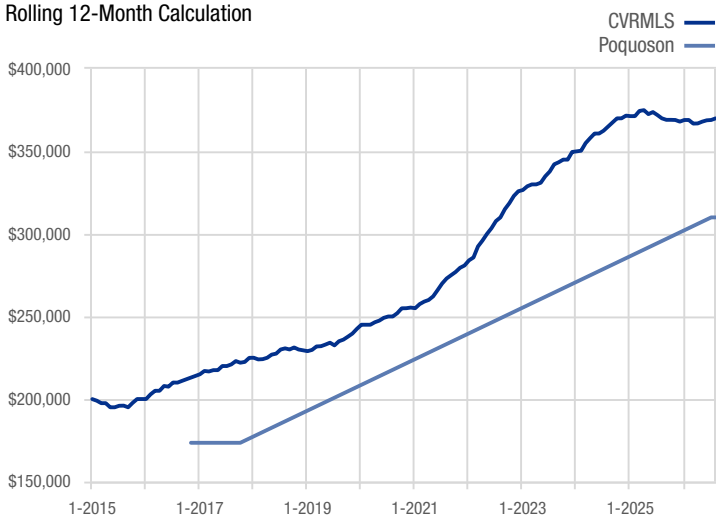
Median Sales Price - Single-Family

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.