

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



New Kent County

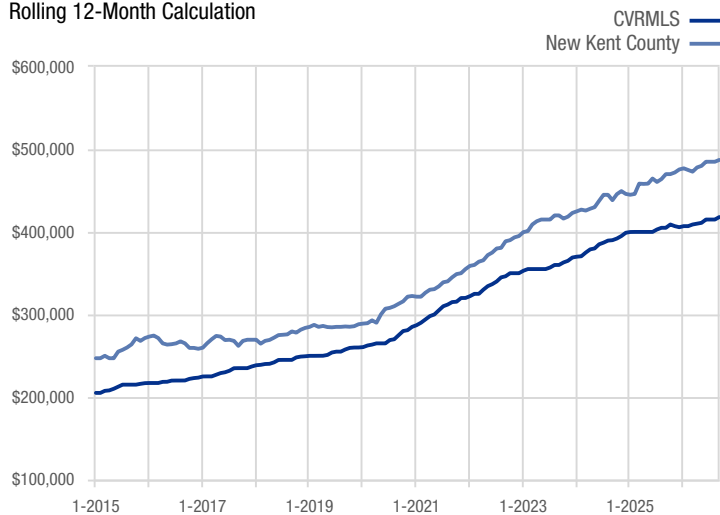
Single Family	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	55	79	+ 43.6%	452	587	+ 29.9%
Pending Sales	35	28	- 20.0%	305	362	+ 18.7%
Closed Sales	42	36	- 14.3%	295	334	+ 13.2%
Days on Market Until Sale	39	30	- 23.1%	40	42	+ 5.0%
Median Sales Price*	\$478,595	\$504,500	+ 5.4%	\$473,990	\$488,250	+ 3.0%
Average Sales Price*	\$507,301	\$529,394	+ 4.4%	\$508,944	\$535,896	+ 5.3%
Percent of Original List Price Received*	98.9%	98.4%	- 0.5%	100.1%	99.0%	- 1.1%
Inventory of Homes for Sale	142	154	+ 8.5%	—	—	—
Months Supply of Inventory	4.5	4.1	- 8.9%	—	—	—

Condo/Town	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	3	1	- 66.7%	39	31	- 20.5%
Pending Sales	2	1	- 50.0%	32	22	- 31.3%
Closed Sales	0	3	—	34	22	- 35.3%
Days on Market Until Sale	—	37	—	38	40	+ 5.3%
Median Sales Price*	—	\$315,000	—	\$326,093	\$323,725	- 0.7%
Average Sales Price*	—	\$318,433	—	\$329,575	\$332,572	+ 0.9%
Percent of Original List Price Received*	—	95.1%	—	96.1%	97.0%	+ 0.9%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	1.8	2.1	+ 16.7%	—	—	—

* 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.

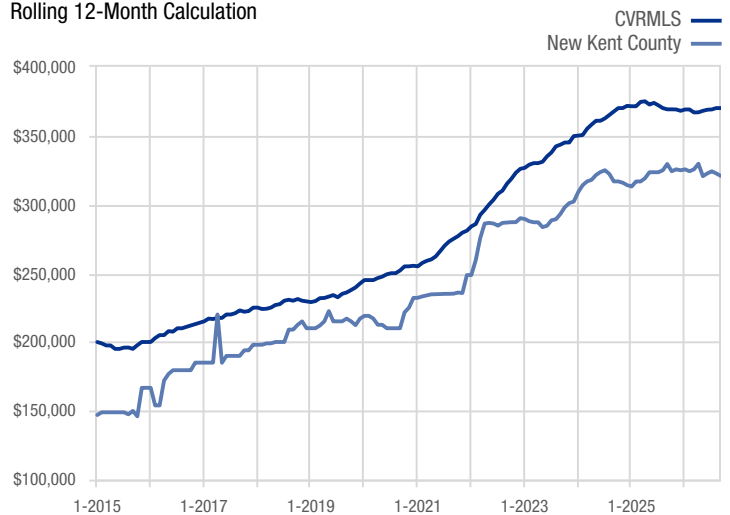
Median Sales Price - Single-Family

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.