

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



Newport News City

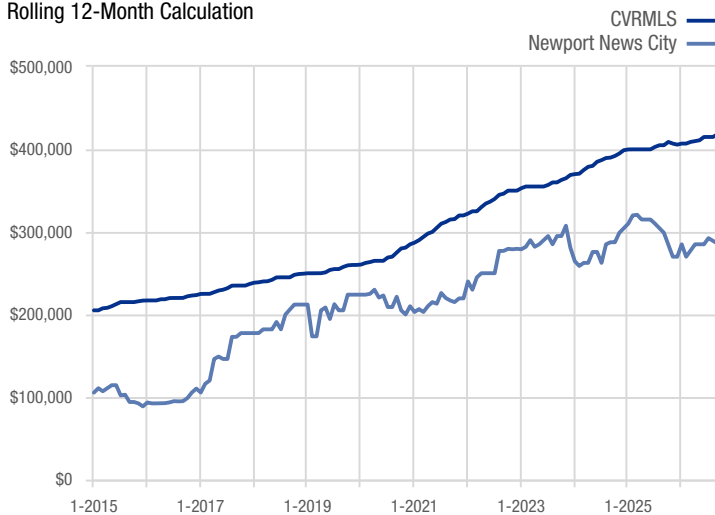
Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	3	2	- 33.3%	22	23	+ 4.5%
Pending Sales	3	3	0.0%	17	23	+ 35.3%
Closed Sales	0	3	—	14	22	+ 57.1%
Days on Market Until Sale	—	22	—	34	48	+ 41.2%
Median Sales Price*	—	\$249,900	—	\$262,000	\$289,250	+ 10.4%
Average Sales Price*	—	\$285,300	—	\$301,242	\$296,578	- 1.5%
Percent of Original List Price Received*	—	94.9%	—	99.4%	97.2%	- 2.2%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	0	- 100.0%	11	7	- 36.4%
Pending Sales	1	1	0.0%	9	5	- 44.4%
Closed Sales	2	1	- 50.0%	8	5	- 37.5%
Days on Market Until Sale	169	93	- 45.0%	69	41	- 40.6%
Median Sales Price*	\$276,495	\$180,000	- 34.9%	\$263,250	\$187,500	- 28.8%
Average Sales Price*	\$276,495	\$180,000	- 34.9%	\$275,377	\$230,000	- 16.5%
Percent of Original List Price Received*	91.4%	97.3%	+ 6.5%	95.1%	99.3%	+ 4.4%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	2.0	+ 150.0%	—	—	—

* 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.

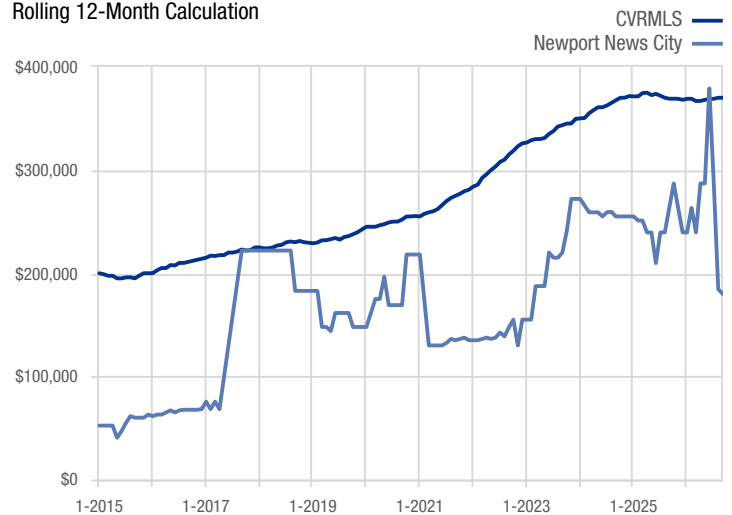
Median Sales Price - Single-Family

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.