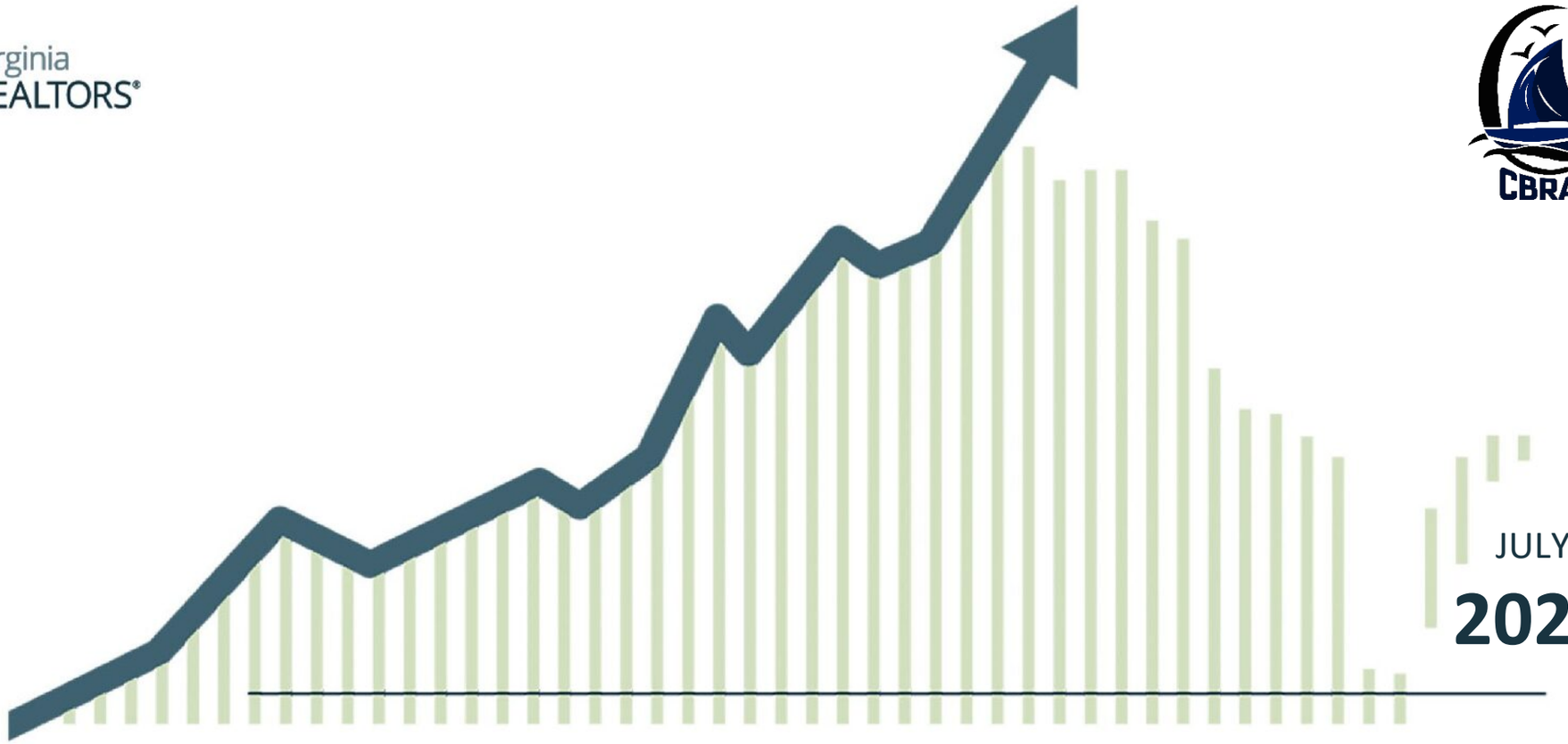
Virginia REALTORS®

CBRAR



JULY

2026

CBRAR CHESAPEAKE BAY & RIVERS

MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY

VIRGINIA REALTORS®

Chesapeake Bay & Rivers Market Indicators Report

Key Market Trends: **July 2026**

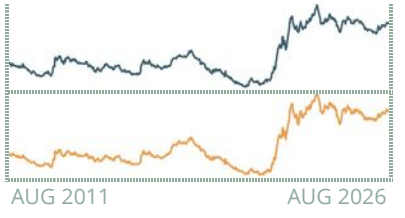
- **Sales continued to climb in the Chesapeake Bay & Rivers footprint.** In July, there were 140 home sales, increasing by 18.6%, which is 22 more than the year before. Gloucester County saw sales activity jump up the most, with 12 more than last year (+24%). There were eight more home sales in King William County (+28.6%) and Middlesex County (+42.1%). King and Queen County (-57.1%) and Mathews County (-14.3%) experienced a small decrease in sales this month.
- **There were more pending sales in July of this year compared to last year.** Regionwide, activity surged 22.9% resulting in 129 total pending sales, 24 more than the year prior. Most local markets experienced an increase in pending sales with Mathews County having 19 more than the previous year (+950%). The number of pending sales in Middlesex County remained unchanged this month.
- **Home prices remained elevated across the Chesapeake Bay & Rivers area this month.** The median sales price grew 5.4% with homes costing $374,000 in July, $19,000 more than a year ago. For homes sold in King William County, prices were $32,450 higher than last year (+9.1%). Gloucester County experienced a $21,950 price increase (+6.3%). There were significant price reductions in King and Queen County (-$160,500) and Middlesex County (-$100,000).
- **Listings were on the rise in the Chesapeake Bay & Rivers region.** July ended with 460 listings on the market, 64 more than last year, increasing by 16.2%. Most of the listing growth was concentrated in King William County with 36 more than the previous year (+46.8%) and Gloucester County with 16 additional listings (+10.1%). Mathews County was the only local market to experience a dip in listings (-4 listings).

INTEREST RATE TRACKER

August 20, 2026

30-YR Fixed 6.65 %

15-YR Fixed 5.95 %

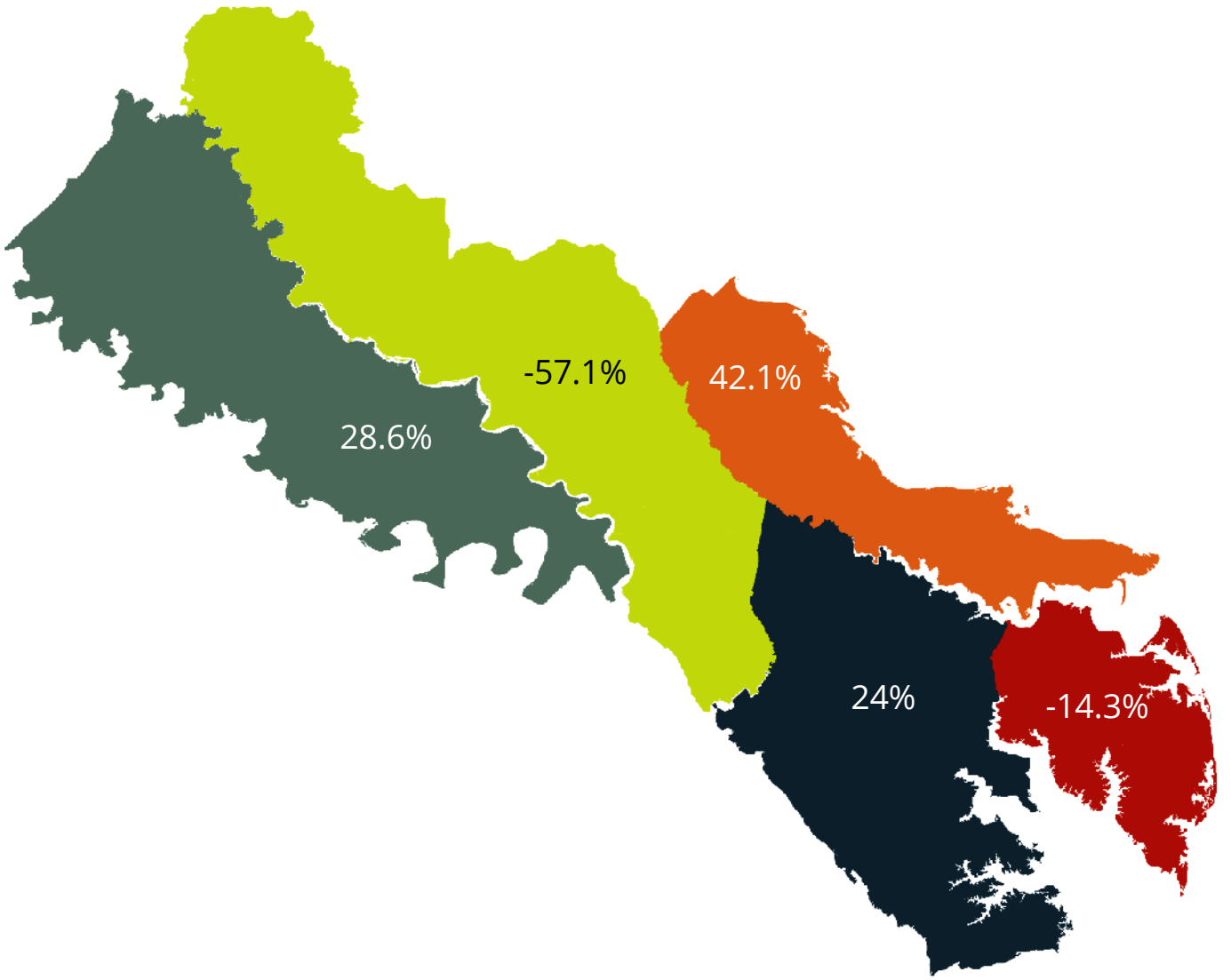


Chesapeake Bay & Rivers Market Dashboard

YoY Chg	Jul-26	Indicator
▲ 18.6%	140	Sales
▲ 22.9%	129	Pending Sales
▲ 23.8%	182	New Listings
▲ 3.9%	$380,000	Median List Price
▲ 5.4%	$374,000	Median Sales Price
▲ 2.0%	$226	Median Price Per Square Foot
▲ 15.1%	$58.1	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▲ 22.1%	45	Average Days on Market
▲ 16.2%	460	Active Listings
▲ 3.4%	4.3	Months of Supply

Sources: Virginia REALTORS®, data accessed August 15, 2026, Freddie Mac

Market Activity - Chesapeake Bay & Rivers Footprint



Total Sales

Jurisdiction	Jul-25	Jul-26	% Chg
Gloucester County	50	62	24.0%
King & Queen County	7	3	-57.1%
King William County	28	36	28.6%
Mathews County	14	12	-14.3%
Middlesex County	19	27	42.1%
Chesapeake Bay & Rivers	**118**	**140**	**18.6%**

Source: Virginia REALTORS®, data accessed August 15, 2026

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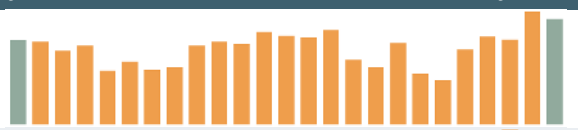
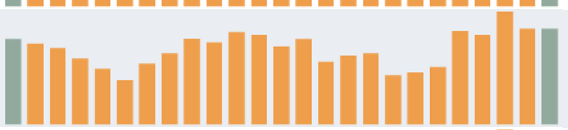
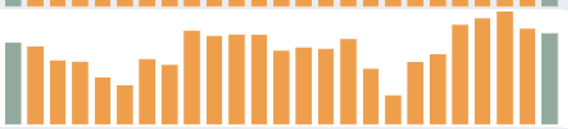
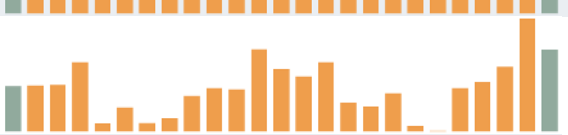
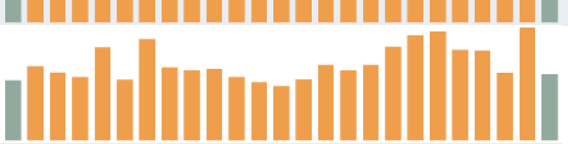
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Consumers Should Consult with a REALTOR®. Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure. REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

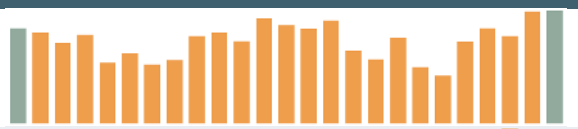
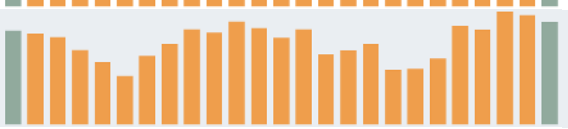
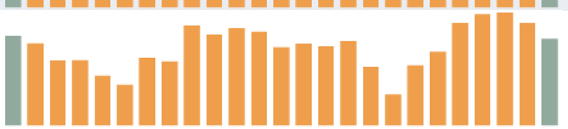
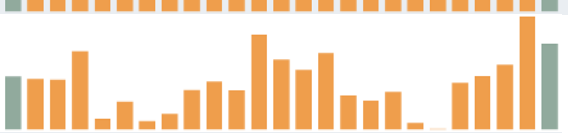
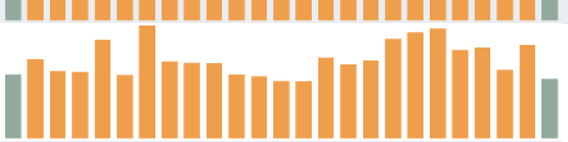
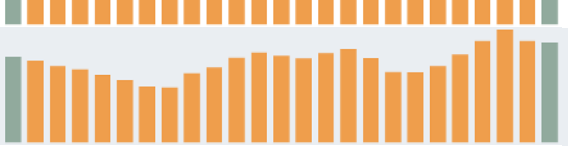
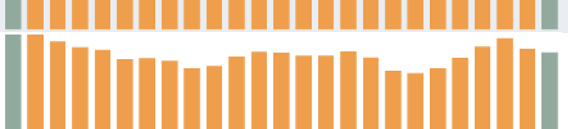
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Contact an experienced REALTOR®.

Total Market Overview

Key Metrics	2-year Trends (Jul-24 – Jul-26)	Jul-25	Jul-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales		118	**140**	18.6%	712	**747**	4.9%
Pending Sales		105	**129**	22.9%	756	**805**	6.5%
New Listings		147	**182**	23.8%	1,120	**1,273**	13.7%
Median List Price		$365,718	**$380,000**	3.9%	$360,950	**$375,000**	3.9%
Median Sales Price		$355,000	**$374,000**	5.4%	$358,500	**$374,900**	4.6%
Median Price Per Square Foot		$222	**$226**	2.0%	$219	**$220**	0.5%
Sold Dollar Volume (in millions)		$50.5	**$58.1**	15.1%	$293.4	**$321.3**	9.5%
Median Sold/Ask Price Ratio		100.0%	**100.0%**	0.0%	100.0%	**100.0%**	0.0%
Average Days on Market		37	**45**	22.1%	46	**60**	32.3%
Active Listings		396	**460**	16.2%	n/a	**n/a**	n/a
Months of Supply		4.2	**4.3**	3.4%	n/a	**n/a**	n/a

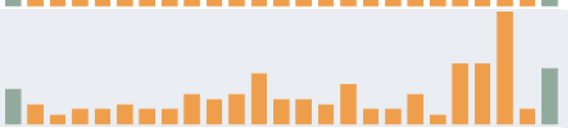
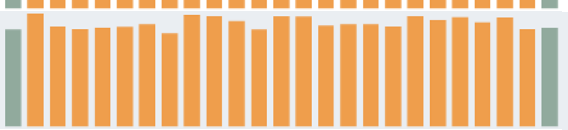
Source: Virginia REALTORS®, data accessed August 15, 2026

Single-Family Detached Market Overview

Key Metrics	2-year Trends (Jul-24 – Jul-26)	Jul-25	Jul-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales		113	**130**	15.0%	676	**684**	1.2%
Pending Sales		100	**118**	18.0%	718	**737**	2.6%
New Listings		141	**155**	9.9%	1,061	**1,164**	9.7%
Median List Price		$366,485	**$380,000**	3.7%	$365,000	**$379,950**	4.1%
Median Sales Price		$365,000	**$374,000**	2.5%	$360,000	**$379,950**	5.5%
Median Price Per Square Foot		$223	**$235**	5.3%	$220	**$226**	2.7%
Sold Dollar Volume (in millions)		$48.8	**$54.4**	11.5%	$281.2	**$300.6**	6.9%
Median Sold/Ask Price Ratio		100.0%	**100.0%**	0.0%	100.0%	**100.0%**	0.0%
Average Days on Market		37	**38**	2.3%	46	**54**	17.9%
Active Listings		368	**408**	10.9%	n/a	**n/a**	n/a
Months of Supply		4.1	**4.1**	0.8%	n/a	**n/a**	n/a

Source: Virginia REALTORS®, data accessed August 15, 2026

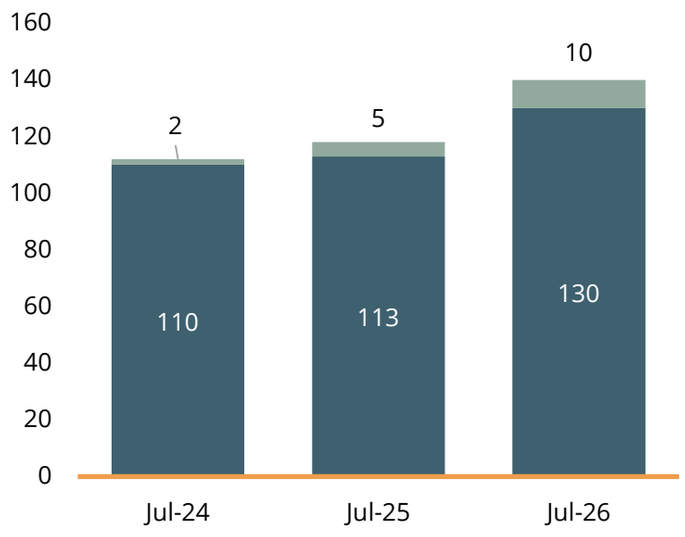
Townhome & Condo Market Overview

Key Metrics	2-year Trends (Jul-24 – Jul-26)	Jul-25	Jul-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales		5	**10**	100.0%	36	**63**	75.0%
Pending Sales		5	**11**	120.0%	38	**68**	78.9%
New Listings		6	**27**	350.0%	59	**109**	84.7%
Median List Price		$335,000	**$374,588**	11.8%	$339,725	**$310,401**	-8.6%
Median Sales Price		$340,000	**$378,124**	11.2%	$340,000	**$305,000**	-10.3%
Median Price Per Square Foot		$207	**$185**	-10.8%	$204	**$191**	-6.4%
Sold Dollar Volume (in millions)		$1.7	**$3.7**	120.5%	$12.2	**$20.8**	70.5%
Median Sold/Ask Price Ratio		100.0%	**100.1%**	0.1%	100.0%	**100.0%**	0.0%
Average Days on Market		28	**134**	374.1%	42	**129**	205.8%
Active Listings		28	**52**	85.7%	n/a	**n/a**	n/a
Months of Supply		5.5	**6.9**	25.8%	n/a	**n/a**	n/a

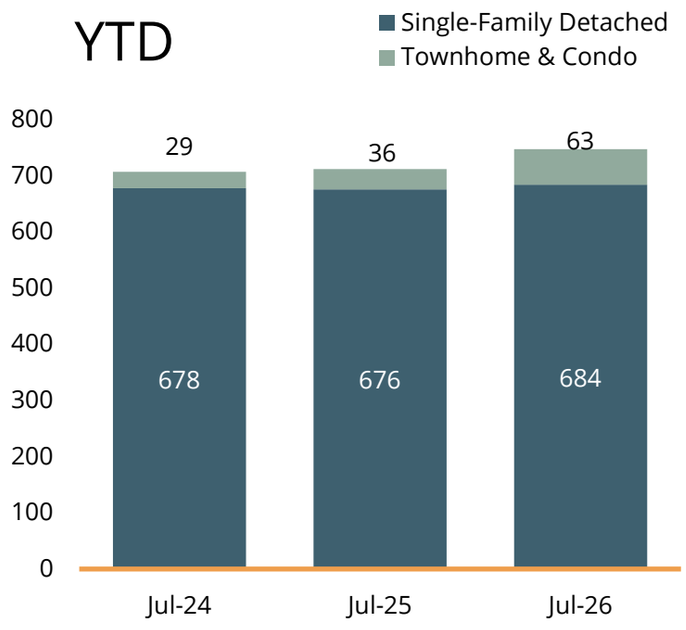
Source: Virginia REALTORS®, data accessed August 15, 2026

Sales

July

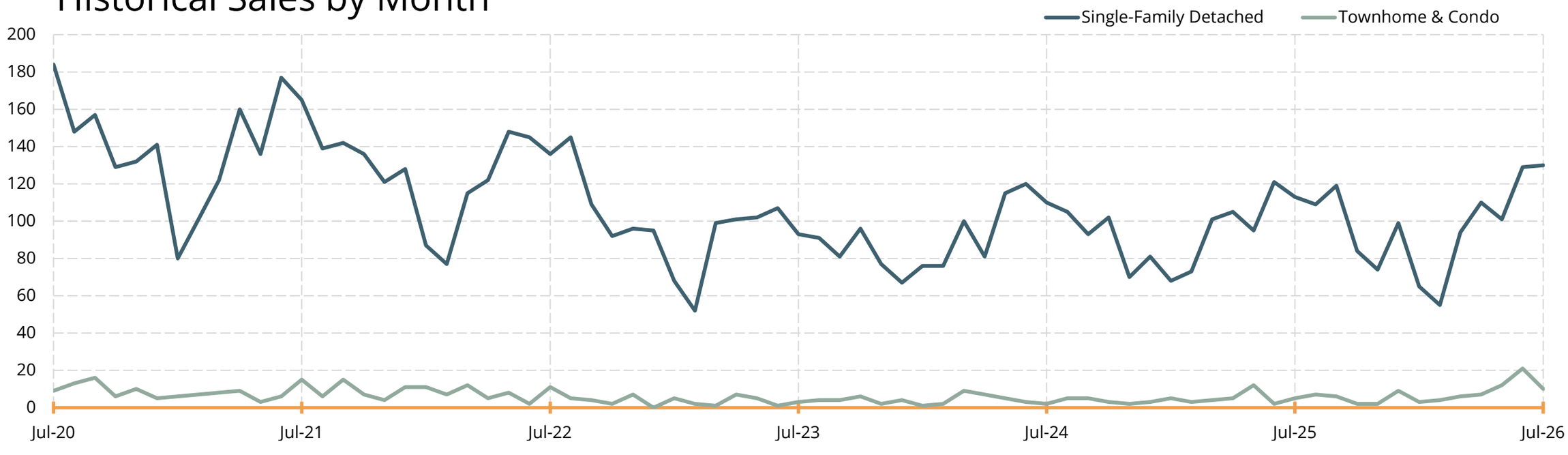


YTD



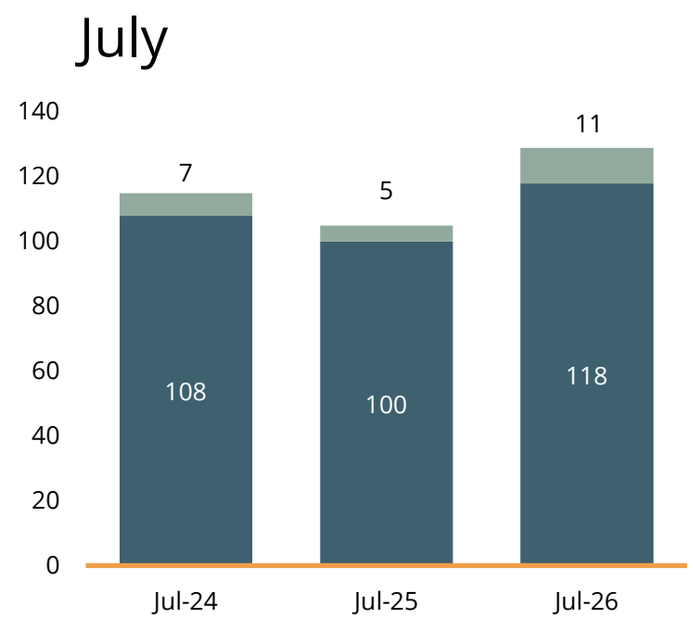
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-25	**109**	3.8%	**7**	40.0%
Sep-25	**119**	28.0%	**6**	20.0%
Oct-25	**84**	-17.6%	**2**	-33.3%
Nov-25	**74**	5.7%	**2**	0.0%
Dec-25	**99**	22.2%	**9**	200.0%
Jan-26	**65**	-4.4%	**3**	-40.0%
Feb-26	**55**	-24.7%	**4**	33.3%
Mar-26	**94**	-6.9%	**6**	50.0%
Apr-26	**110**	4.8%	**7**	40.0%
May-26	**101**	6.3%	**12**	0.0%
Jun-26	**129**	6.6%	**21**	950.0%
Jul-26	**130**	15.0%	**10**	100.0%
YoY Chg	18.3%	2.7%	15.0%	9.0%	-0.3%	1.2%	12-month Avg	97	3.7%	7	64.8%
	-33.3%	150.0%	100.0%	20.8%	24.1%	75.0%					

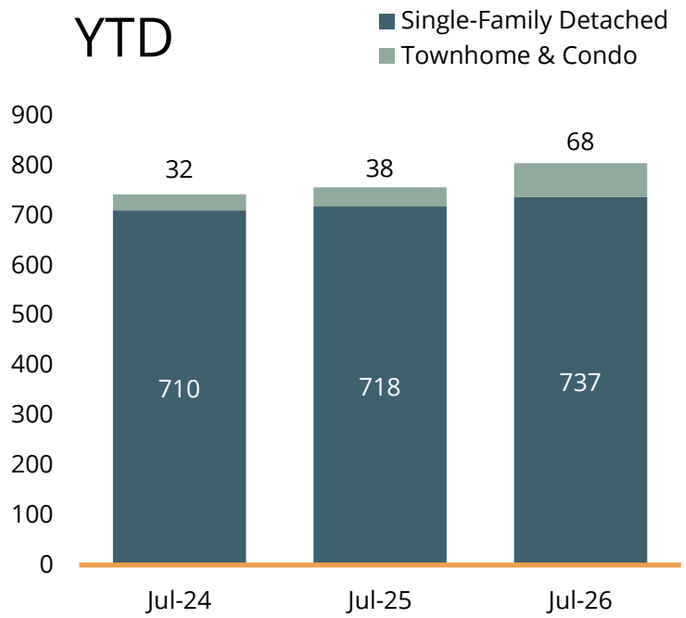
Historical Sales by Month



Source: Virginia REALTORS®, data accessed August 15, 2026

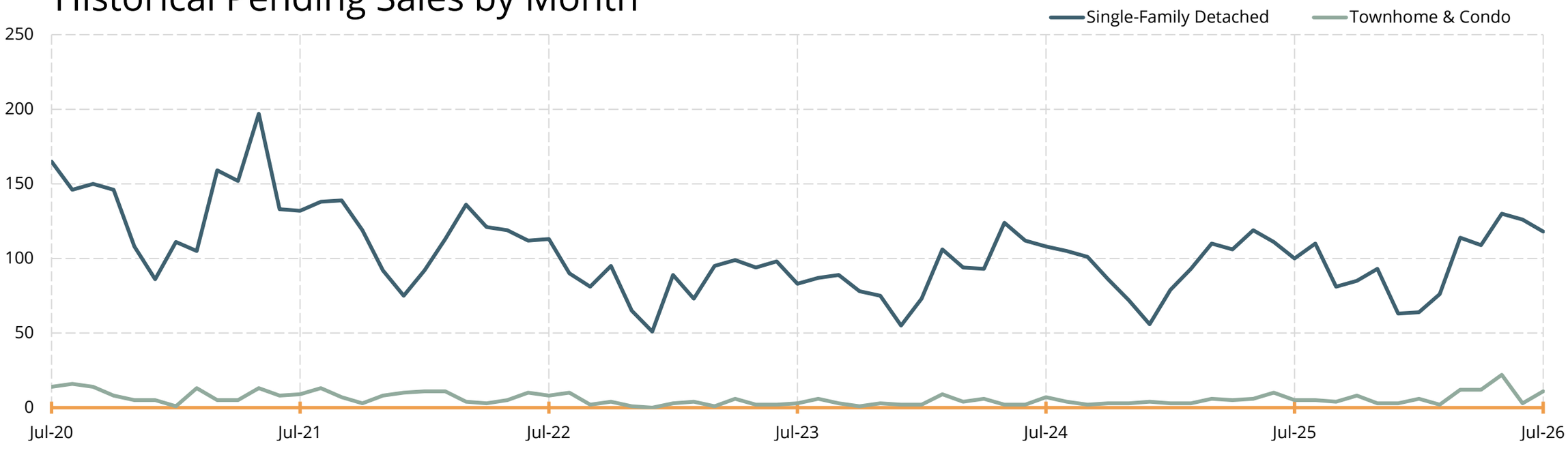
Pending Sales





Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-25	**110**	4.8%	**5**	25.0%
Sep-25	**81**	-19.8%	**4**	100.0%
Oct-25	**85**	-1.2%	**8**	166.7%
Nov-25	**93**	29.2%	**3**	0.0%
Dec-25	**63**	12.5%	**3**	-25.0%
Jan-26	**64**	-19.0%	**6**	100.0%
Feb-26	**76**	-18.3%	**2**	-33.3%
Mar-26	**114**	3.6%	**12**	100.0%
Apr-26	**109**	2.8%	**12**	140.0%
May-26	**130**	9.2%	**22**	266.7%
Jun-26	**126**	13.5%	**3**	-70.0%
Jul-26	**118**	18.0%	**11**	120.0%
YoY Chg	30.1%	-7.4%	18.0%	12.5%	1.1%	2.6%	12-month Avg	97	2.7%	8	68.5%
	133.3%	-28.6%	120.0%	52.4%	18.8%	78.9%					

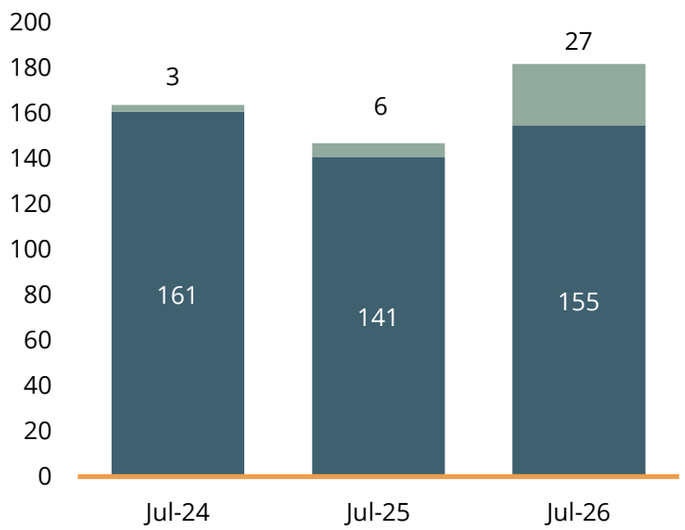
Historical Pending Sales by Month



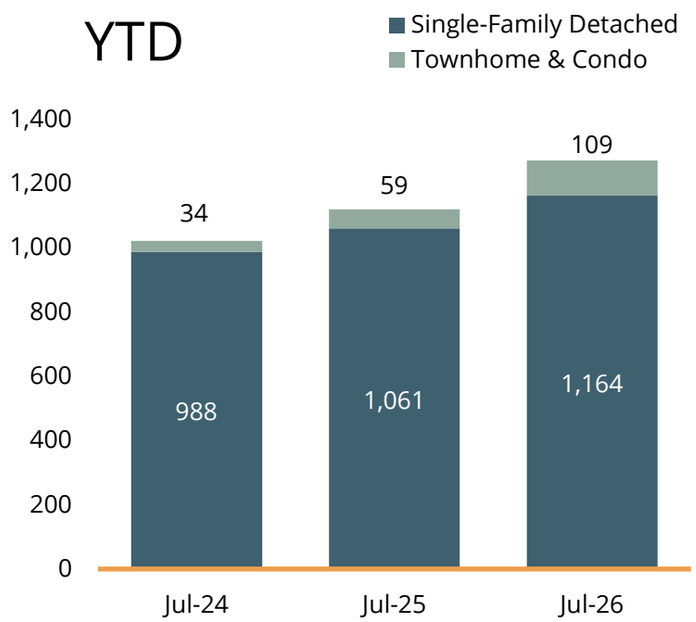
Source: Virginia REALTORS®, data accessed August 15, 2026

New Listings

July

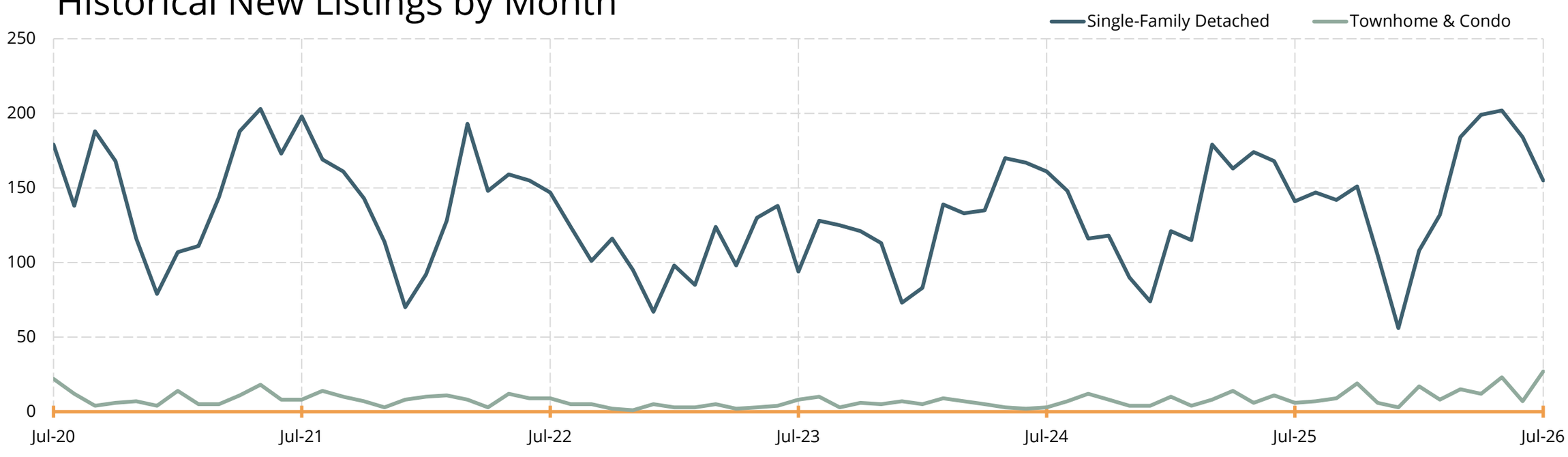


YTD



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-25	**147**	-0.7%	**7**	0.0%
Sep-25	**142**	22.4%	**9**	-25.0%
Oct-25	**151**	28.0%	**19**	137.5%
Nov-25	**105**	16.7%	**6**	50.0%
Dec-25	**56**	-24.3%	**3**	-25.0%
Jan-26	**108**	-10.7%	**17**	70.0%
Feb-26	**132**	14.8%	**8**	100.0%
Mar-26	**184**	2.8%	**15**	87.5%
Apr-26	**199**	22.1%	**12**	-14.3%
May-26	**202**	16.1%	**23**	283.3%
Jun-26	**184**	9.5%	**7**	-36.4%
Jul-26	**155**	9.9%	**27**	350.0%
YoY Chg	71.3%	-12.4%	9.9%	28.8%	7.4%	9.7%	12-month Avg	147	9.8%	13	62.8%
	-62.5%	100.0%	350.0%	21.4%	73.5%	84.7%					

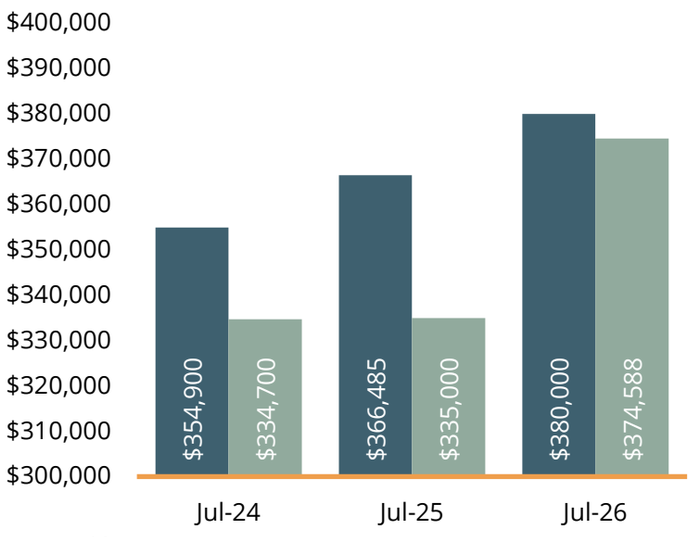
Historical New Listings by Month



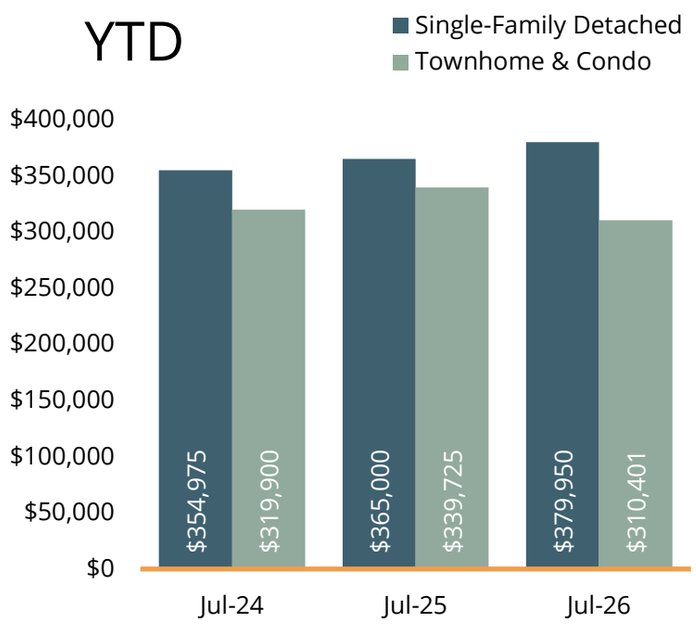
Source: Virginia REALTORS®, data accessed August 15, 2026

Median List Price

July



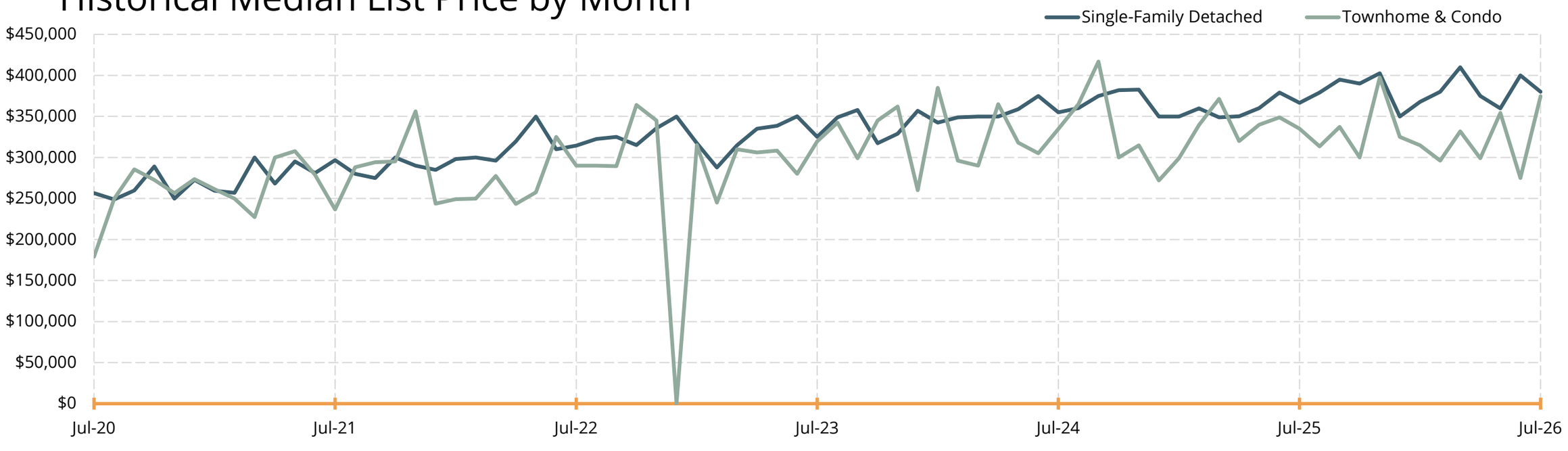
YTD



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-25	**$379,000**	5.3%	**$313,444**	-14.1%
Sep-25	**$395,000**	5.4%	**$337,425**	-19.1%
Oct-25	**$389,950**	2.1%	**$299,995**	0.0%
Nov-25	**$402,450**	5.2%	**$397,400**	26.3%
Dec-25	**$349,900**	0.0%	**$325,000**	19.5%
Jan-26	**$367,950**	5.1%	**$314,679**	5.2%
Feb-26	**$379,950**	5.6%	**$296,201**	-12.8%
Mar-26	**$409,950**	17.5%	**$331,985**	-10.6%
Apr-26	**$375,000**	7.1%	**$299,000**	-6.5%
May-26	**$359,900**	0.0%	**$354,500**	4.3%
Jun-26	**$399,950**	5.5%	**$275,000**	-21.2%
Jul-26	**$380,000**	3.7%	**$374,588**	11.8%
12-month Avg	$382,417	5.2%	$326,601	-2.6%

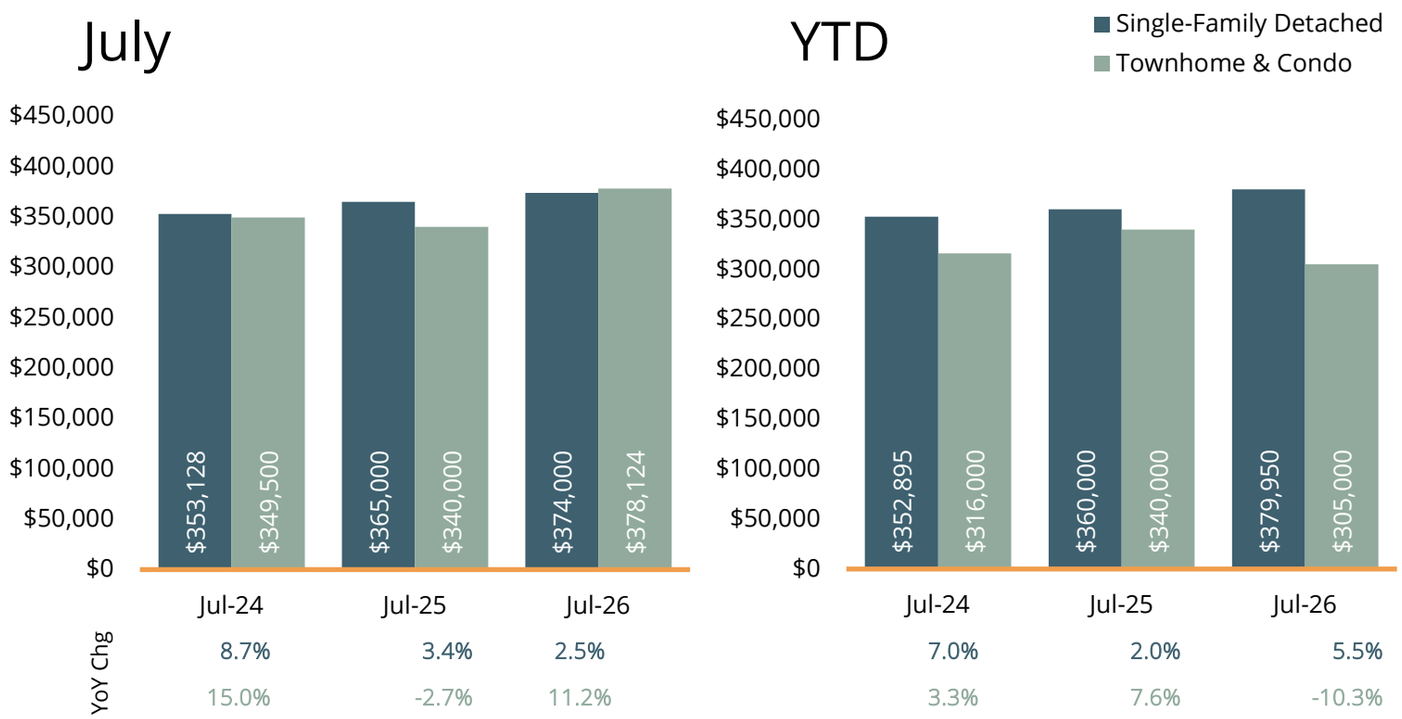
YoY Chg						
	9.2%	3.3%	3.7%	7.9%	2.8%	4.1%
	4.8%	0.1%	11.8%	4.7%	6.2%	-8.6%

Historical Median List Price by Month



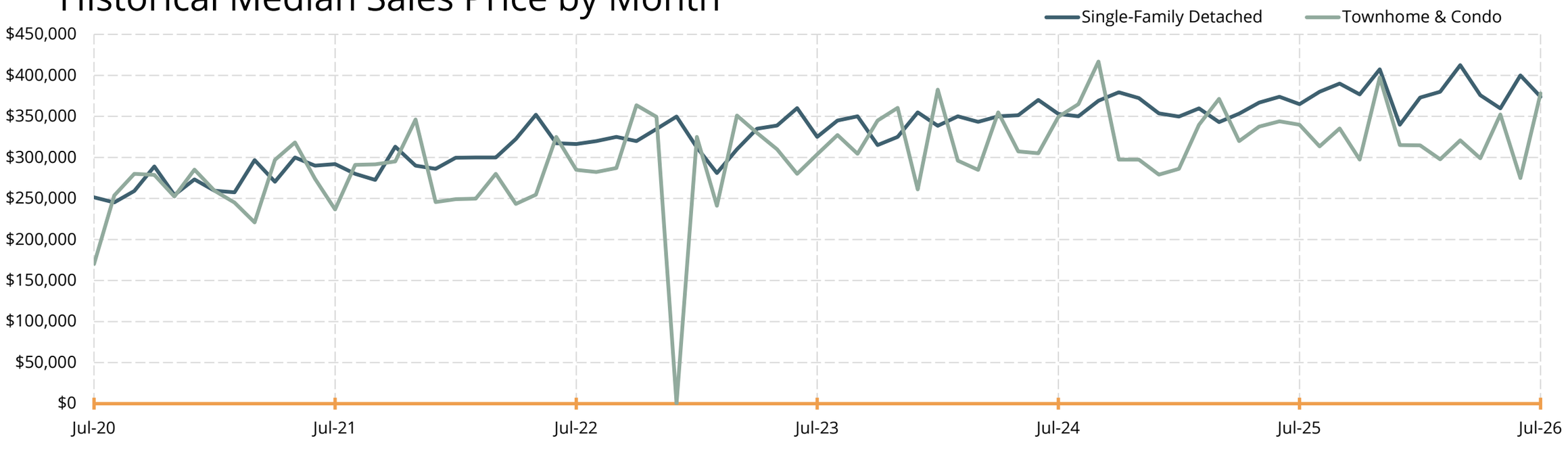
Source: Virginia REALTORS®, data accessed August 15, 2026

Median Sales Price



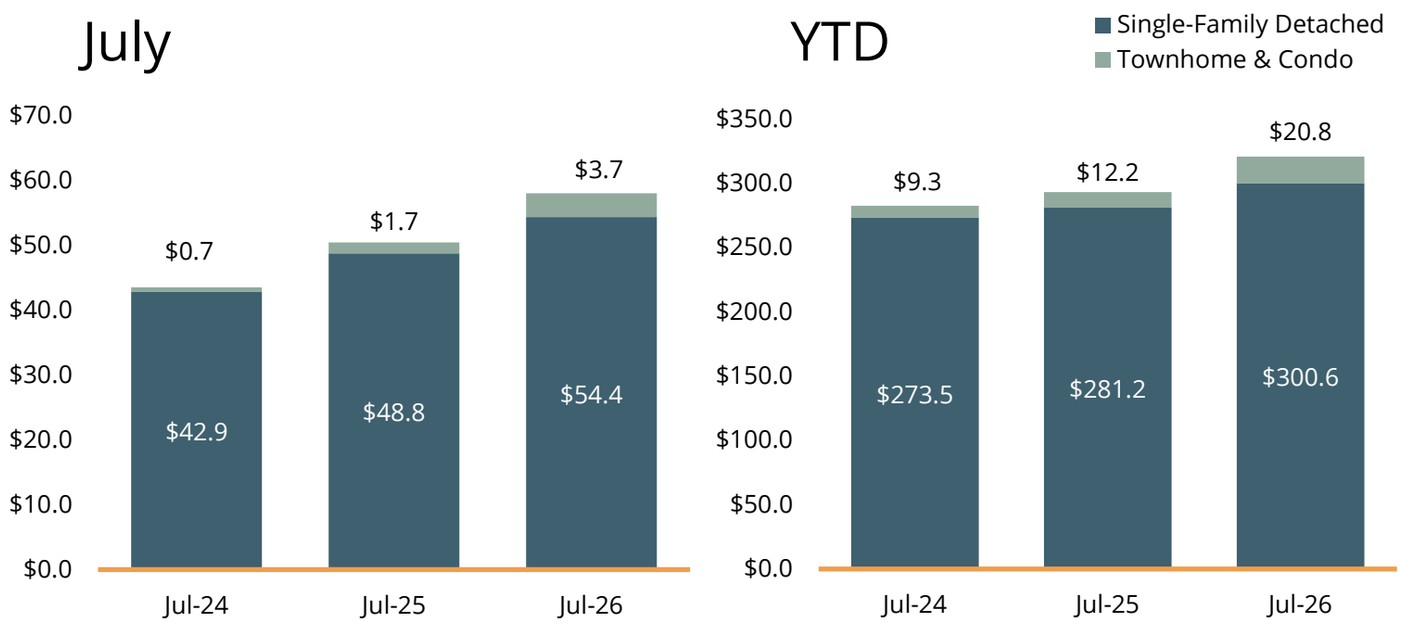
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-25	**$380,000**	8.6%	**$313,444**	-14.1%
Sep-25	**$389,900**	5.7%	**$335,425**	-19.5%
Oct-25	**$376,740**	-0.7%	**$297,495**	0.0%
Nov-25	**$407,450**	9.4%	**$397,450**	33.6%
Dec-25	**$340,000**	-3.9%	**$315,000**	12.9%
Jan-26	**$373,000**	6.6%	**$314,679**	10.0%
Feb-26	**$380,000**	5.6%	**$297,701**	-12.4%
Mar-26	**$412,500**	20.3%	**$321,000**	-13.6%
Apr-26	**$376,000**	6.4%	**$299,000**	-6.5%
May-26	**$359,900**	-1.9%	**$352,500**	4.4%
Jun-26	**$400,000**	7.0%	**$275,000**	-20.1%
Jul-26	**$374,000**	2.5%	**$378,124**	11.2%
12-month Avg	$380,791	5.4%	**$324,735**	-2.5%

Historical Median Sales Price by Month



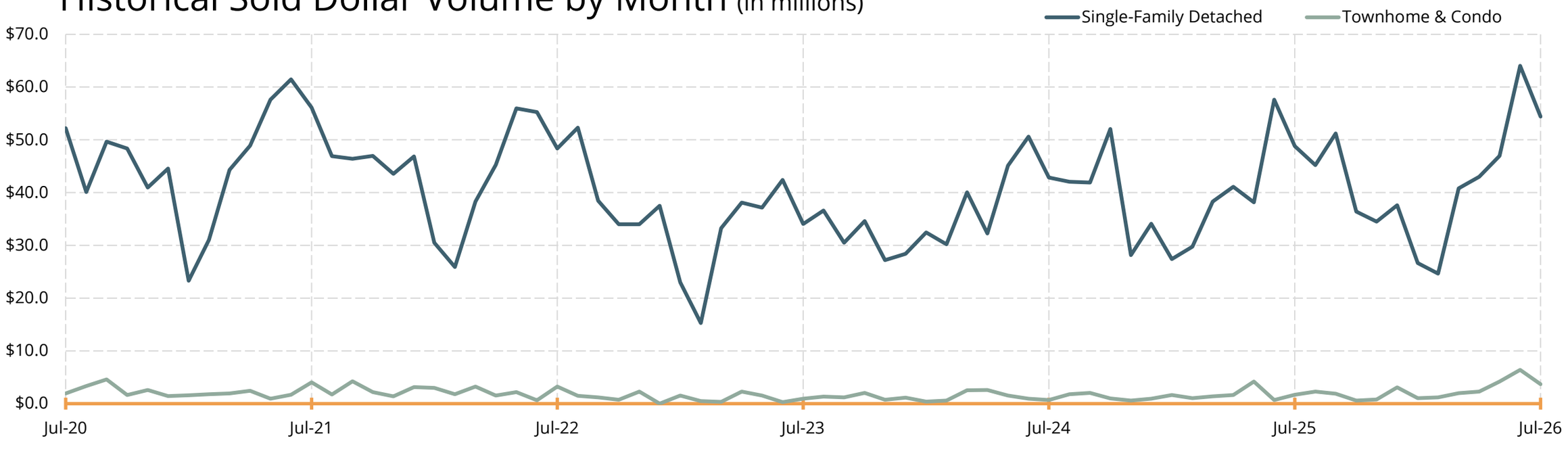
Source: Virginia REALTORS®, data accessed August 15, 2026

Sold Dollar Volume (in millions)



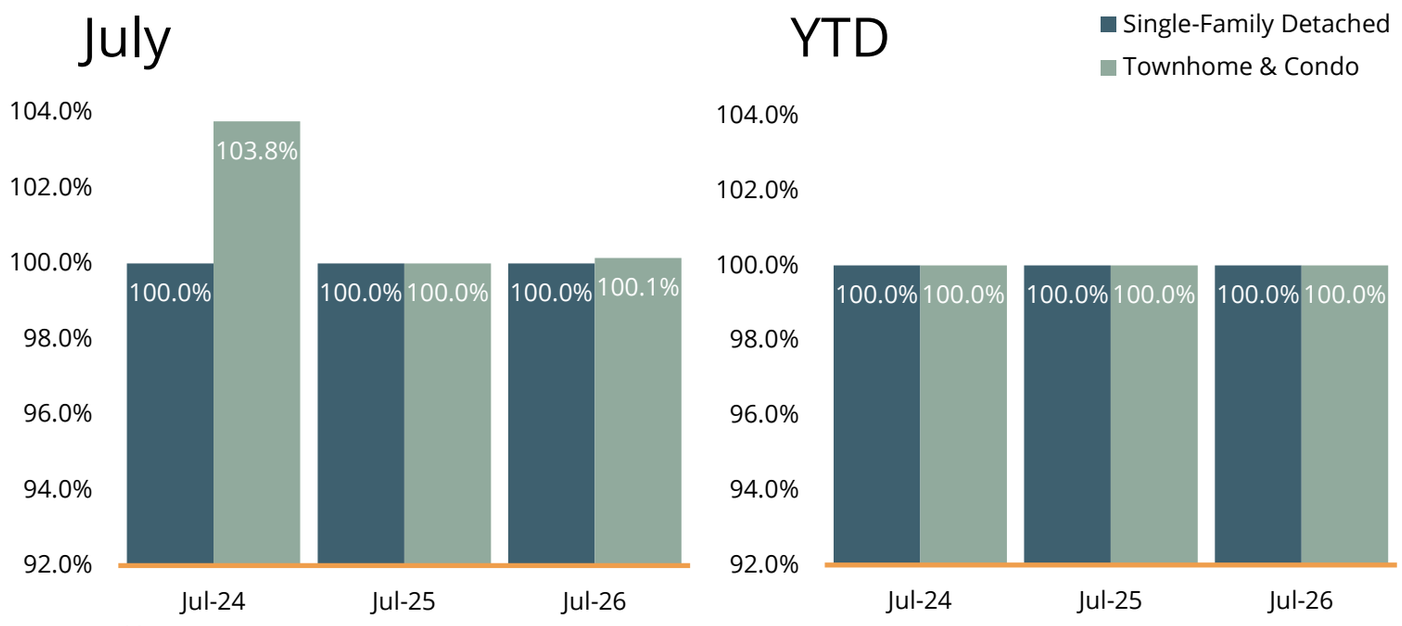
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-25	**$45.2**	7.5%	**$2.3**	28.6%
Sep-25	**$51.2**	22.1%	**$1.9**	-7.5%
Oct-25	**$36.4**	-30.1%	**$0.6**	-39.7%
Nov-25	**$34.5**	22.7%	**$0.8**	33.6%
Dec-25	**$37.6**	10.2%	**$3.1**	241.3%
Jan-26	**$26.6**	-2.7%	**$1.0**	-35.8%
Feb-26	**$24.7**	-17.1%	**$1.2**	14.6%
Mar-26	**$40.8**	6.4%	**$2.0**	42.8%
Apr-26	**$43.0**	4.6%	**$2.3**	40.0%
May-26	**$47.0**	23.1%	**$4.2**	0.9%
Jun-26	**$64.0**	11.2%	**$6.4**	830.3%
Jul-26	**$54.4**	11.5%	**$3.7**	120.5%
YoY Chg	25.8%	13.8%	11.5%	22.5%	2.8%	6.9%	12-month Avg	$42.1	5.4%	$2.5	59.2%
	-24.7%	138.9%	120.5%	25.5%	31.6%	70.5%					

Historical Sold Dollar Volume by Month (in millions)



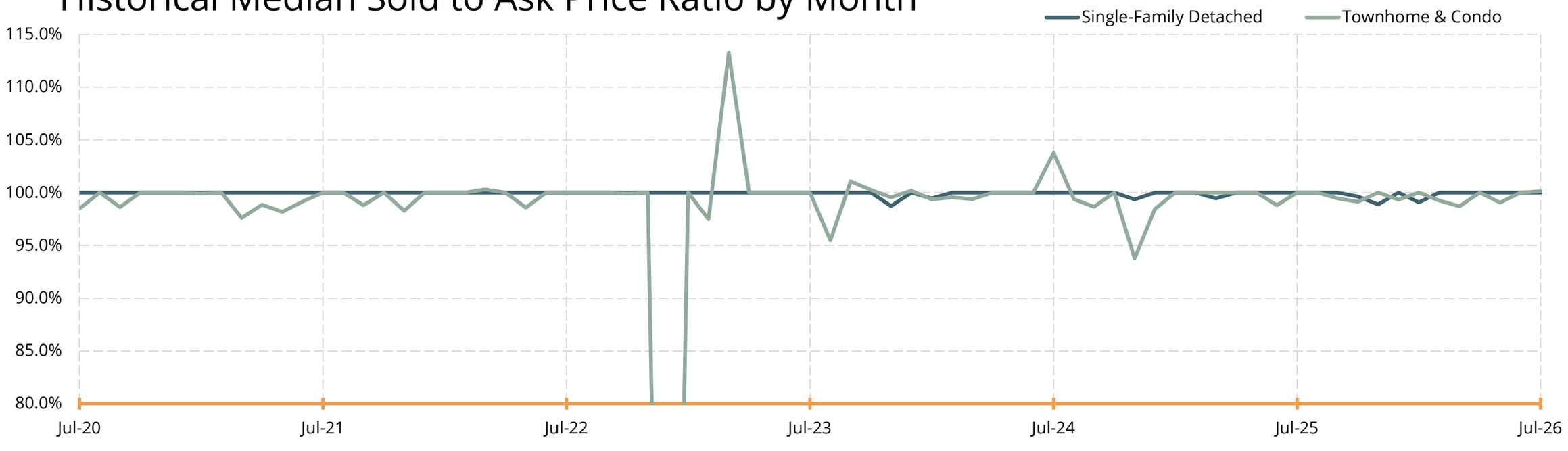
Source: Virginia REALTORS®, data accessed August 15, 2026

Median Sold to Ask Price Ratio



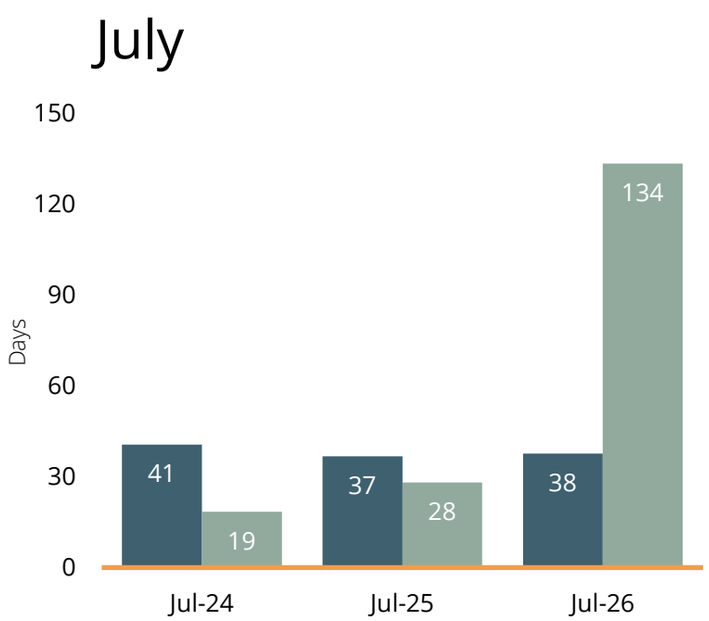
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-25	**100.0%**	0.0%	**100.0%**	0.6%
Sep-25	**100.0%**	0.0%	**99.5%**	0.8%
Oct-25	**99.6%**	-0.4%	**99.1%**	-0.9%
Nov-25	**98.9%**	-0.5%	**100.0%**	6.7%
Dec-25	**100.0%**	0.0%	**99.3%**	0.9%
Jan-26	**99.1%**	-0.9%	**100.0%**	0.0%
Feb-26	**100.0%**	0.0%	**99.3%**	-0.7%
Mar-26	**100.0%**	0.6%	**98.7%**	-1.3%
Apr-26	**100.0%**	0.0%	**100.0%**	0.0%
May-26	**100.0%**	0.0%	**99.1%**	-0.9%
Jun-26	**100.0%**	0.0%	**100.0%**	1.2%
Jul-26	**100.0%**	0.0%	**100.1%**	0.1%
YoY Chg	0.0%	0.0%	0.0%	
	3.8%	-3.6%	0.1%	
	0.0%	0.0%	0.0%	
12-month Avg	99.8%	-0.1%	**99.6%**	0.5%

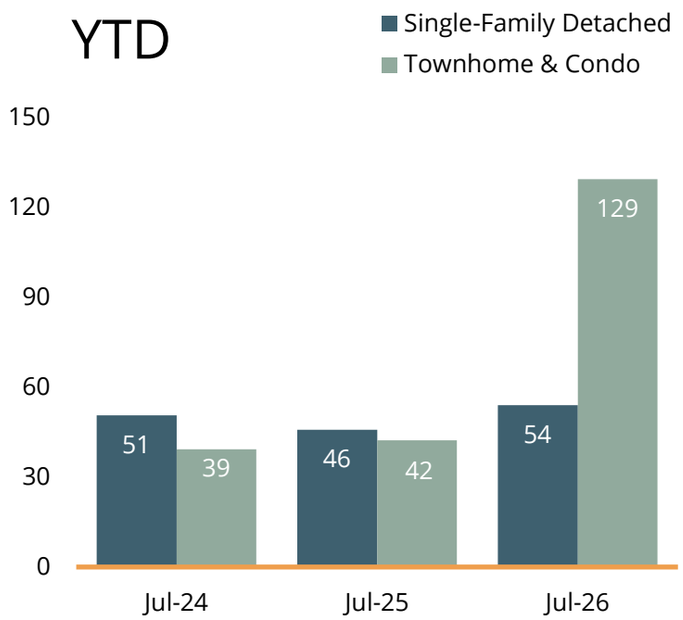
Historical Median Sold to Ask Price Ratio by Month



Source: Virginia REALTORS®, data accessed August 15, 2026

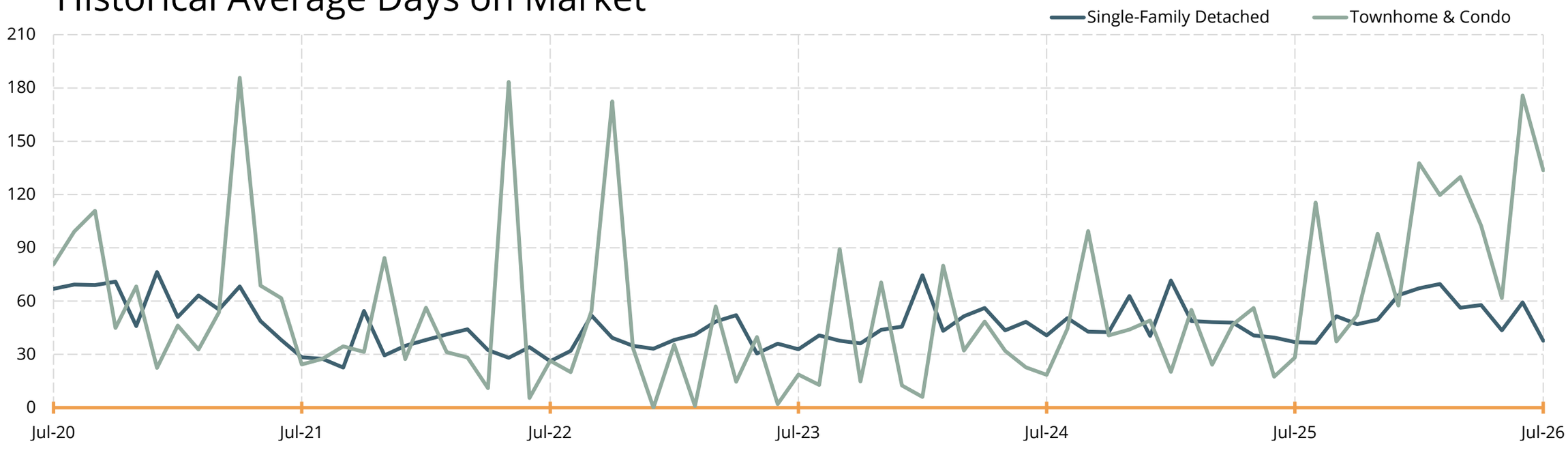
Average Days on Market





Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-25	**37**	-27.5%	**115**	160.0%
Sep-25	**51**	20.1%	**37**	-62.6%
Oct-25	**47**	10.6%	**52**	27.9%
Nov-25	**49**	-21.2%	**98**	122.7%
Dec-25	**63**	57.0%	**57**	17.2%
Jan-26	**67**	-6.1%	**138**	581.5%
Feb-26	**70**	42.8%	**120**	117.7%
Mar-26	**56**	16.9%	**130**	435.4%
Apr-26	**58**	20.8%	**102**	118.9%
May-26	**43**	7.0%	**62**	10.0%
Jun-26	**59**	49.9%	**176**	904.1%
Jul-26	**38**	2.3%	**134**	374.1%
YoY Chg	24.0%	-9.5%	2.3%	30.0%	-9.4%	17.9%	12-month Avg	53	11.7%	102	132.3%
	-0.9%	52.4%	374.1%	34.5%	7.7%	205.8%					

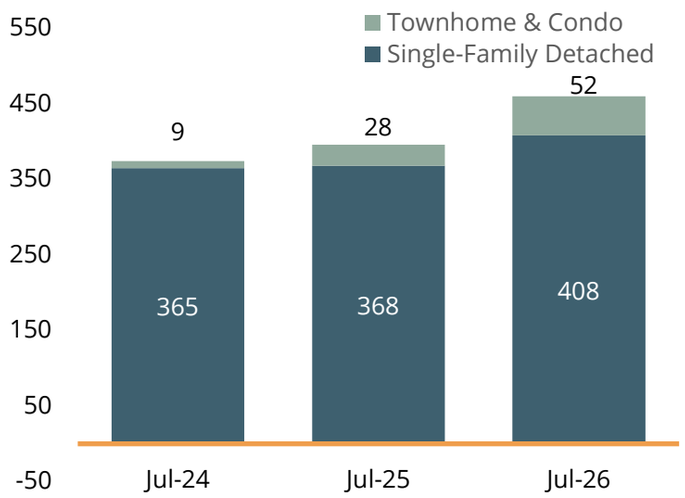
Historical Average Days on Market



Source: Virginia REALTORS®, data accessed August 15, 2026

Active Listings

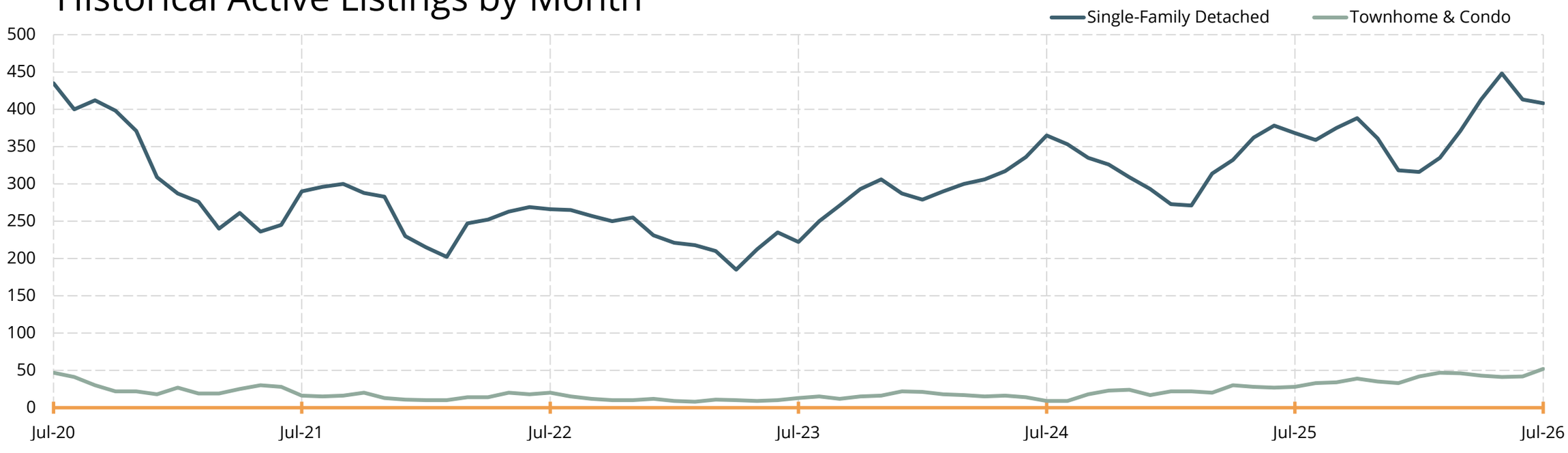
July



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-25	**359**	1.7%	**33**	266.7%
Sep-25	**375**	11.9%	**34**	88.9%
Oct-25	**388**	19.0%	**39**	69.6%
Nov-25	**361**	16.8%	**35**	45.8%
Dec-25	**318**	8.5%	**33**	94.1%
Jan-26	**316**	15.8%	**42**	90.9%
Feb-26	**335**	23.6%	**47**	113.6%
Mar-26	**371**	18.2%	**46**	130.0%
Apr-26	**413**	24.4%	**43**	43.3%
May-26	**448**	23.8%	**41**	46.4%
Jun-26	**413**	9.3%	**42**	55.6%
Jul-26	**408**	10.9%	**52**	85.7%
12-month Avg	375	15.1%	41	81.7%

YoY Chg			
	64.4%	0.8%	10.9%
	-30.8%	211.1%	85.7%

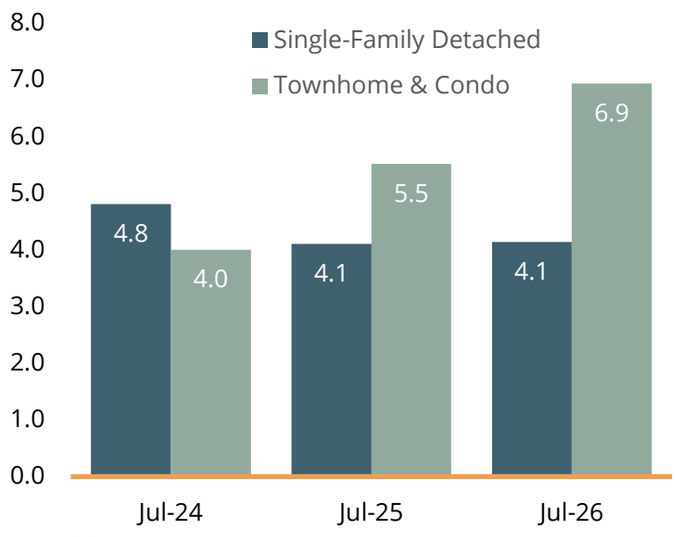
Historical Active Listings by Month



Source: Virginia REALTORS®, data accessed August 15, 2026

Months of Supply

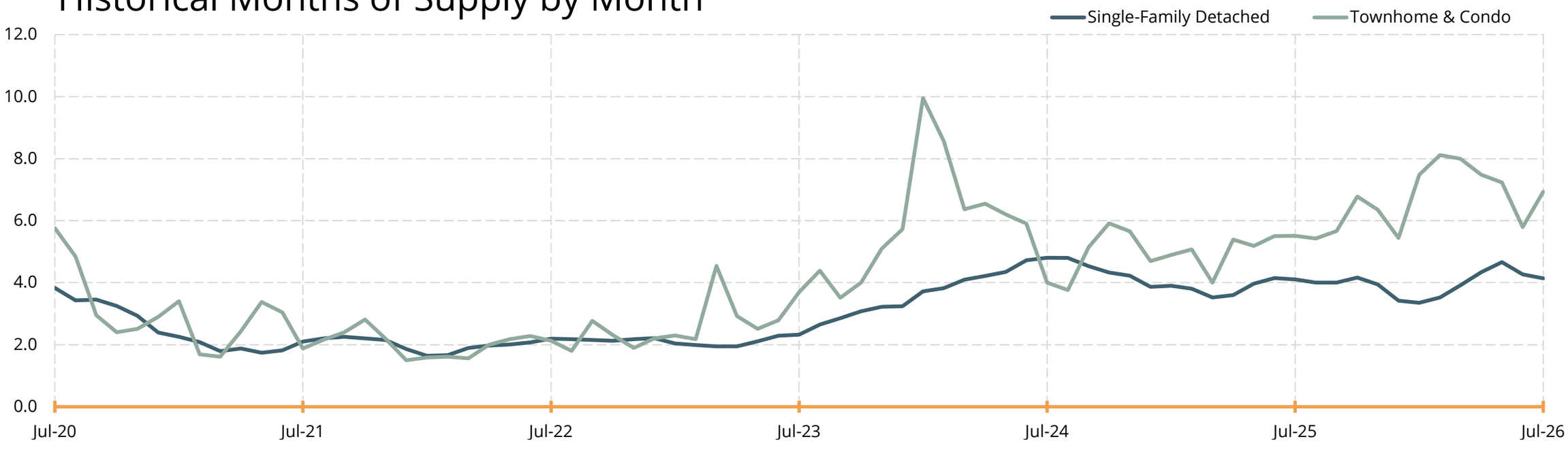
July



	Single-Family		**Townhomes &**	
Month	**Detached**	YoY Chg	**Condos**	YoY Chg
Aug-25	**4.0**	-16.6%	**5.4**	44.2%
Sep-25	**4.0**	-11.7%	**5.7**	10.2%
Oct-25	**4.2**	-3.8%	**6.8**	14.7%
Nov-25	**3.9**	-6.7%	**6.4**	12.3%
Dec-25	**3.4**	-11.5%	**5.4**	15.9%
Jan-26	**3.4**	-14.2%	**7.5**	52.8%
Feb-26	**3.5**	-7.4%	**8.1**	59.9%
Mar-26	**3.9**	11.1%	**8.0**	100.0%
Apr-26	**4.3**	20.5%	**7.5**	38.7%
May-26	**4.7**	17.6%	**7.2**	39.4%
Jun-26	**4.3**	2.9%	**5.8**	5.3%
Jul-26	**4.1**	0.8%	**6.9**	25.8%
12-month Avg	4.0	-2.2%	6.7	32.9%

YoY Chg			
	106.5%	-14.5%	0.8%
	8.3%	37.8%	25.8%

Historical Months of Supply by Month



Source: Virginia REALTORS®, data accessed August 15, 2026

Area Overview - Total Market

	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
Geography	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg
Gloucester County	69	**68**	-1.4%	50	**62**	24.0%	$347,950	**$369,900**	6.3%	159	**175**	10.1%	4.2	**4.2**	-2.3%
King & Queen County	5	**14**	180.0%	7	**3**	-57.1%	$490,000	**$329,500**	-32.8%	12	**23**	91.7%	1.9	**3.9**	112.1%
King William County	23	**58**	152.2%	28	**36**	28.6%	$357,500	**$389,950**	9.1%	77	**113**	46.8%	3.3	**4.0**	18.6%
Mathews County	19	**21**	10.5%	14	**12**	-14.3%	$378,500	**$325,000**	-14.1%	62	**58**	-6.5%	5.3	**5.5**	5.2%
Middlesex County	31	**21**	-32.3%	19	**27**	42.1%	$425,000	**$325,000**	-23.5%	86	**91**	5.8%	5.4	**4.8**	-10.6%

Source: Virginia REALTORS®, data accessed August 15, 2026

Area Overview - Total Market YTD

	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
Geography	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg
Gloucester County	438	**522**	19.2%	272	**294**	8.1%	$350,000	**$385,000**	10.0%	159	**175**	10.1%
King & Queen County	60	**61**	1.7%	46	**35**	-23.9%	$324,950	**$305,000**	-6.1%	12	**23**	91.7%
King William County	269	**327**	21.6%	181	**209**	15.5%	$360,000	**$360,000**	0.0%	77	**113**	46.8%
Mathews County	149	**143**	-4.0%	86	**76**	-11.6%	$410,000	**$330,000**	-19.5%	62	**58**	-6.5%
Middlesex County	204	**220**	7.8%	127	**133**	4.7%	$379,900	**$425,000**	11.9%	86	**91**	5.8%

Source: Virginia REALTORS®, data accessed August 15, 2026

Area Overview - Single Family Detached Market

	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
Geography	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg
Gloucester County	67	**65**	-3.0%	49	**59**	20.4%	$346,000	**$378,000**	9.2%	153	**169**	10.5%	4.2	**4.2**	-0.1%
King & Queen County	5	**14**	180.0%	7	**3**	-57.1%	$490,000	**$329,500**	-32.8%	12	**23**	91.7%	1.9	**3.9**	112.1%
King William County	20	**36**	80.0%	24	**29**	20.8%	$371,685	**$385,000**	3.6%	57	**72**	26.3%	2.8	**3.0**	6.2%
Mathews County	19	**21**	10.5%	14	**12**	-14.3%	$378,500	**$325,000**	-14.1%	62	**58**	-6.5%	5.3	**5.6**	6.2%
Middlesex County	30	**19**	-36.7%	19	**27**	42.1%	$425,000	**$325,000**	-23.5%	84	**86**	2.4%	5.6	**4.7**	-15.1%

Source: Virginia REALTORS®, data accessed August 15, 2026

Area Overview - Single Family Detached Market YTD

	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
Geography	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg
Gloucester County	424	**501**	18.2%	262	**281**	7.3%	$350,000	**$398,450**	13.8%	153	**169**	10.5%
King & Queen County	60	**61**	1.7%	46	**35**	-23.9%	$324,950	**$305,000**	-6.1%	12	**23**	91.7%
King William County	233	**250**	7.3%	158	**166**	5.1%	$366,053	**$379,950**	3.8%	57	**72**	26.3%
Mathews County	148	**142**	-4.1%	85	**75**	-11.8%	$415,000	**$330,000**	-20.5%	62	**58**	-6.5%
Middlesex County	196	**210**	7.1%	125	**127**	1.6%	$373,400	**$425,000**	13.8%	84	**86**	2.4%

Source: Virginia REALTORS®, data accessed August 15, 2026

Area Overview - Townhome & Condo Market

	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
Geography	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg
Gloucester County	2	**3**	50.0%	1	**3**	200.0%	$355,000	**$340,000**	-4.2%	6	**6**	0.0%	5.0	**3.1**	-37.4%
King & Queen County	0	**0**	n/a	0	**0**	n/a	$0	**$0**	n/a	0	**0**	n/a	0.0	**0.0**	n/a
King William County	3	**22**	633.3%	4	**7**	75.0%	$332,500	**$401,287**	20.7%	20	**41**	105.0%	7.2	**8.8**	22.0%
Mathews County	0	**0**	n/a	0	**0**	n/a	$0	**$0**	n/a	0	**0**	n/a	0.0	**0.0**	n/a
Middlesex County	1	**2**	100.0%	0	**0**	n/a	$0	**$0**	n/a	2	**5**	150.0%	2.6	**6.7**	159.3%

Source: Virginia REALTORS®, data accessed August 15, 2026

Area Overview - Townhome & Condo Market YTD

	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
Geography	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg	Jul-25	Jul-26	% chg
Gloucester County	14	**21**	50.0%	10	**13**	30.0%	$346,950	**$340,000**	-2.0%	6	**6**	0.0%
King & Queen County	0	**0**	n/a	0	**0**	n/a	$0	**$0**	n/a	0	**0**	n/a
King William County	36	**77**	113.9%	23	**43**	87.0%	$329,950	**$295,000**	-10.6%	20	**41**	105.0%
Mathews County	1	**1**	0.0%	1	**1**	0.0%	$298,500	**$365,000**	22.3%	0	**0**	n/a
Middlesex County	8	**10**	25.0%	2	**6**	200.0%	$387,498	**$416,000**	7.4%	2	**5**	150.0%

Source: Virginia REALTORS®, data accessed August 15, 2026

Virginia REALTORS®

The Virginia REALTORS® association is the largest professional trade association in Virginia, representing 35,000 REALTORS® engaged in the residential and commercial real estate business. The Virginia REALTORS® association serves as the advocate for homeownership and private property rights and represents the interests of real estate professionals and property owners in the Commonwealth of Virginia.

NOTE: The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict code of ethics.

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804-622-7954

Data and analysis provided by Virginia REALTORS® Research Team

The numbers reported here are preliminary and based on current entries into multiple listing services. Over time, data may be adjusted slightly to reflect increased reporting. Information is sourced from multiple listing services across Virginia and is deemed reliable, but not guaranteed.