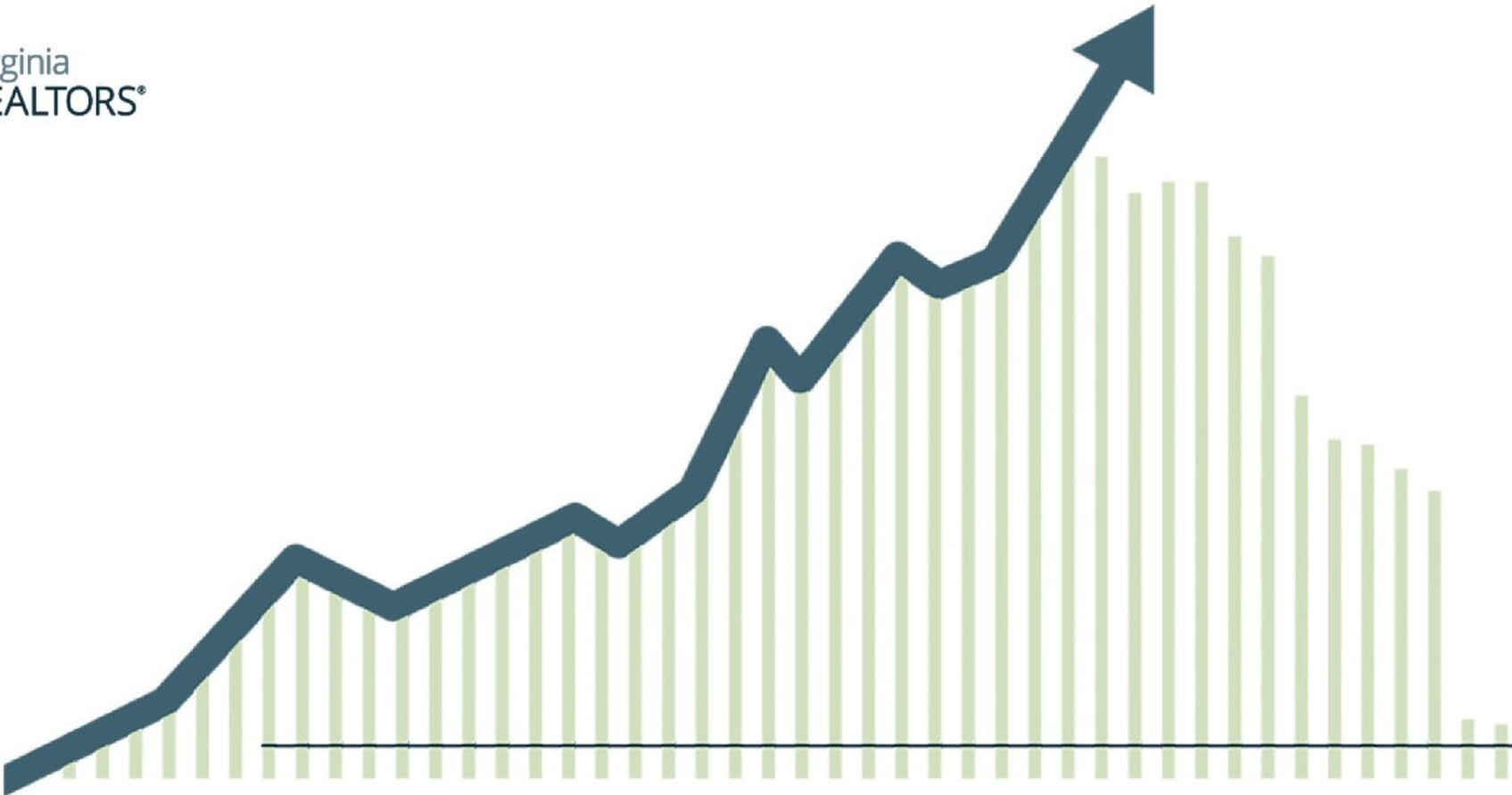




JUNE
2026

CBRAR CHESAPEAKE BAY & RIVERS MARKET INDICATORS REPORT

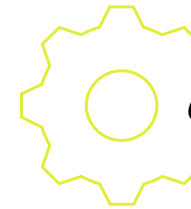
CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®

Chesapeake Bay & Rivers Market Indicators Report



Key Market Trends: June 2026

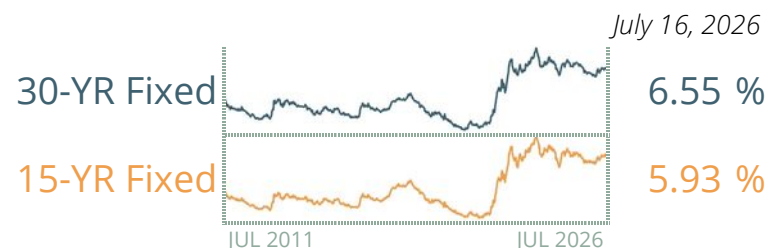
- In June, sales surged across the Chesapeake Bay & Rivers area.** There were 27 more sales this month bringing the total to 150 in the region, up 22% from the previous year. Home sales went up the most in King William County with 18 more than the year before (+75.0%) and in Gloucester County with seven additional sales (+13.7%). The only market where sales decreased was King and Queen County with four fewer sales compared to the same time last year (-50.0%).
- For the third consecutive month, pending sales jumped across the Chesapeake Bay & Rivers market.** The total number of pending sales came to 129 this month, eight more than a year earlier, increasing by 6.6%. There was a 75% surge in activity in Middlesex County which had 12 more pending sales compared to last June.
- Prices inched up in the Chesapeake Bay & Rivers footprint.** At \$377,425, the median home price was up 0.9% from the previous year, a \$3,425 price increase. In Middlesex County, the median costs of a home grew 23.2% to \$505,000 in June, \$95,000 more than a year earlier. Home prices were also elevated in King and Queen County (+\$44,087) and in Gloucester County (+\$30,000). Home prices declined in Mathews County (-\$87,750) and King William County (-\$50,325).
- An increase in active listings led to more supply across the region.** The month of June ended with 455 total listings in the Chesapeake Bay & Rivers area, climbing up 12.3%, which is 50 more listings than the year before. Listing activity was on the rise in Gloucester County with 22 more than the previous year (+13.8%) and King William County with 11 additional listings on the market (+12.9%). After dropping last month, listings grew 18.8% in King and Queen County (+3 listings).



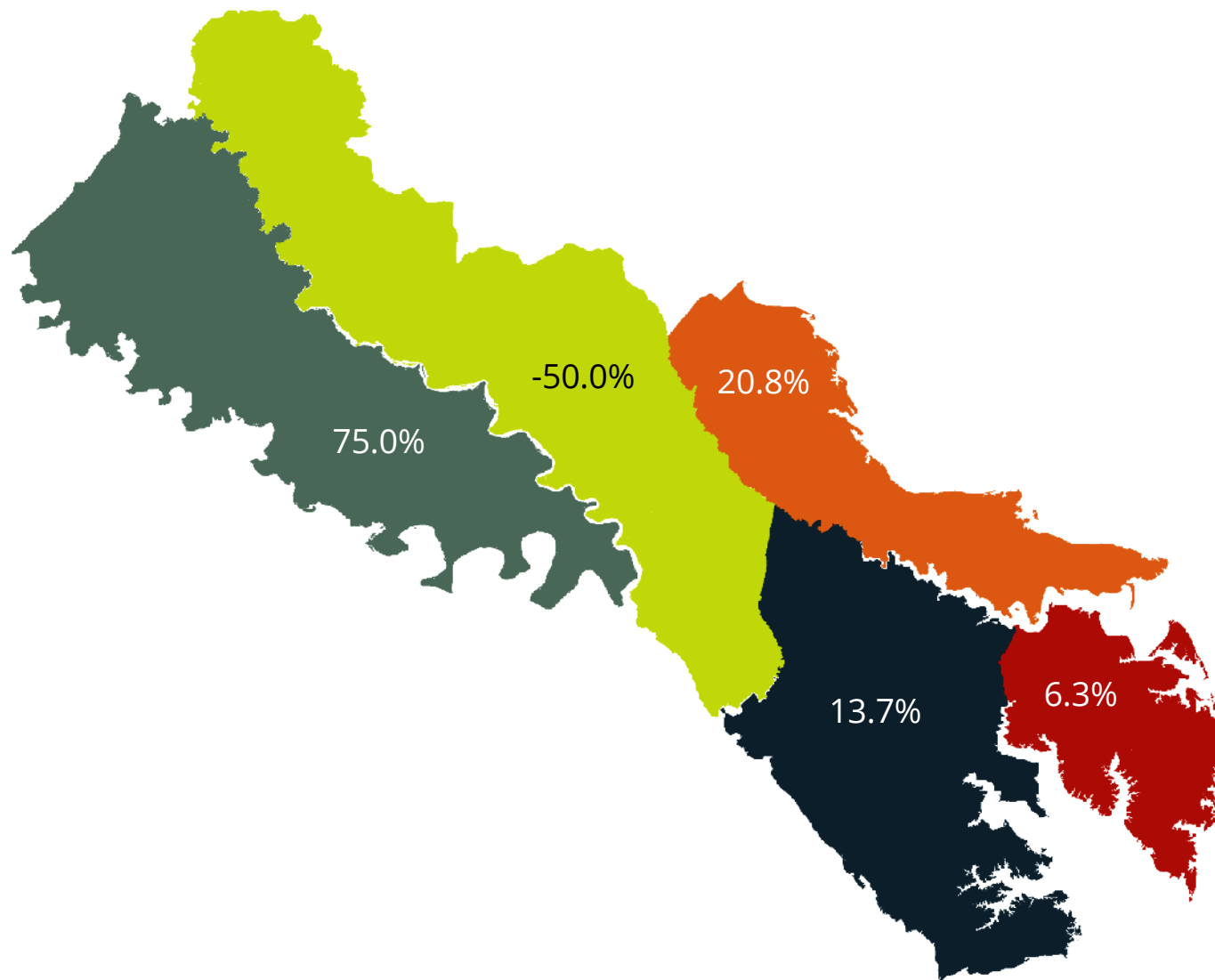
Chesapeake Bay & Rivers Market Dashboard

YoY Chg	Jun-26	Indicator
▲ 22.0%	150	Sales
▲ 6.6%	129	Pending Sales
▲ 6.7%	191	New Listings
▼ -0.5%	\$377,250	Median List Price
▲ 0.9%	\$377,425	Median Sales Price
▼ -3.6%	\$224	Median Price Per Square Foot
▲ 20.8%	\$70.4	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▲ 92.9%	76	Average Days on Market
▲ 12.3%	455	Active Listings
▲ 3.4%	4.4	Months of Supply

INTEREST RATE TRACKER



Market Activity - Chesapeake Bay & Rivers Footprint



<i>Jurisdiction</i>	Total Sales		
	Jun-25	Jun-26	% Chg
Gloucester County	51	58	13.7%
King & Queen County	8	4	-50.0%
King William County	24	42	75.0%
Mathews County	16	17	6.3%
Middlesex County	24	29	20.8%
Chesapeake Bay & Rivers	123	150	22.0%

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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.

Are You Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®.



Total Market Overview



Key Metrics	2-year Trends			Jun-25	Jun-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Jun-24		Jun-26						
Sales				123	150	22.0%	594	607	2.2%
Pending Sales				121	129	6.6%	651	676	3.8%
New Listings				179	191	6.7%	973	1,091	12.1%
Median List Price				\$379,000	\$377,250	-0.5%	\$360,950	\$374,900	3.9%
Median Sales Price				\$374,000	\$377,425	0.9%	\$359,925	\$374,900	4.2%
Median Price Per Square Foot				\$232	\$224	-3.6%	\$218	\$219	0.5%
Sold Dollar Volume (in millions)				\$58.3	\$70.4	20.8%	\$242.9	\$263.2	8.4%
Median Sold/Ask Price Ratio				100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Average Days on Market				39	76	92.9%	48	64	35.0%
Active Listings				405	455	12.3%	n/a	n/a	n/a
Months of Supply				4.2	4.4	3.4%	n/a	n/a	n/a

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

Single-Family Detached Market Overview



Key Metrics	2-year Trends	Jun-25	Jun-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Jun-24Jun-26						
Sales		121	129	6.6%	563	554	-1.6%
Pending Sales		111	126	13.5%	618	619	0.2%
New Listings		168	184	9.5%	920	1,009	9.7%
Median List Price		\$379,000	\$399,950	5.5%	\$365,000	\$379,950	4.1%
Median Sales Price		\$374,000	\$400,000	7.0%	\$360,000	\$379,950	5.5%
Median Price Per Square Foot		\$232	\$240	3.1%	\$219	\$224	2.4%
Sold Dollar Volume (in millions)		\$57.6	\$64.0	11.2%	\$232.4	\$246.2	5.9%
Median Sold/Ask Price Ratio		100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Average Days on Market		40	59	49.9%	48	58	21.7%
Active Listings		378	413	9.3%	n/a	n/a	n/a
Months of Supply		4.1	4.3	2.9%	n/a	n/a	n/a

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

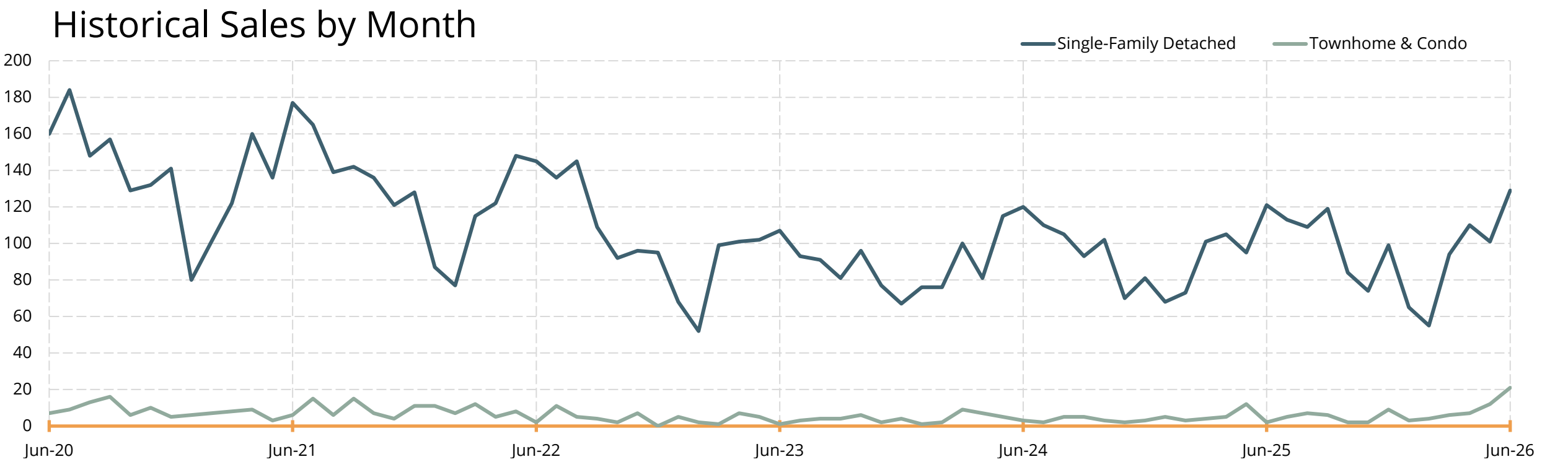
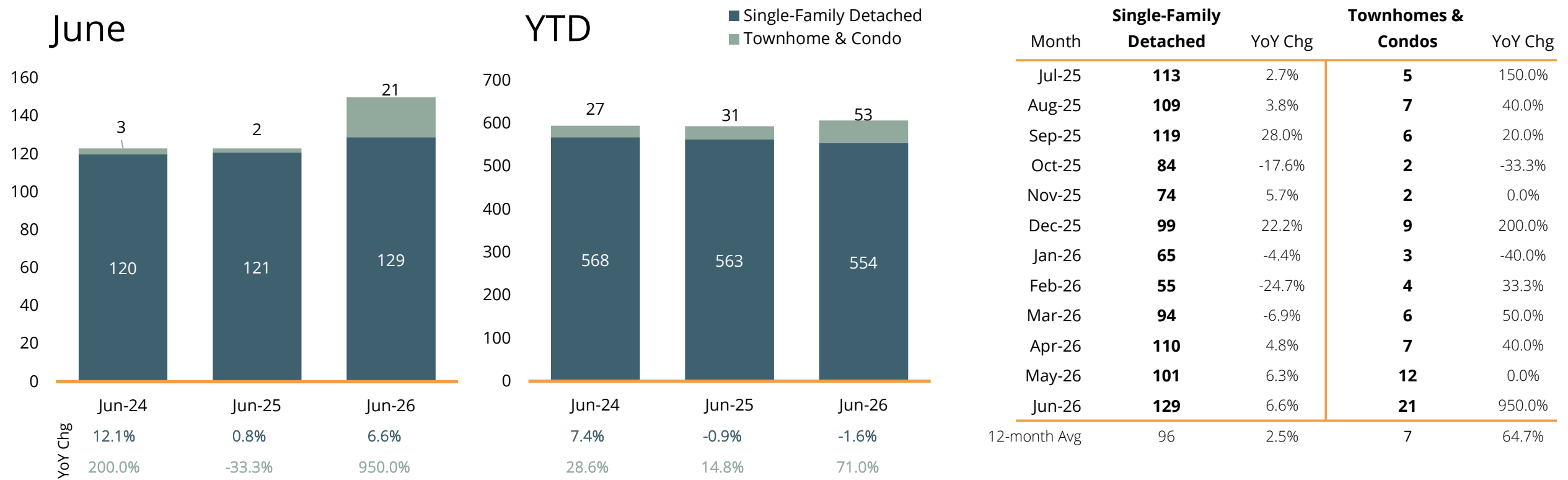
Townhome & Condo Market Overview



Key Metrics	2-year Trends			Jun-25	Jun-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Jun-24		Jun-26						
Sales				2	21	950.0%	31	53	71.0%
Pending Sales				10	3	-70.0%	33	57	72.7%
New Listings				11	7	-36.4%	53	82	54.7%
Median List Price				\$349,000	\$275,000	-21.2%	\$350,000	\$299,000	-14.6%
Median Sales Price				\$344,000	\$275,000	-20.1%	\$345,000	\$299,950	-13.1%
Median Price Per Square Foot				\$181	\$182	0.3%	\$204	\$193	-5.6%
Sold Dollar Volume (in millions)				\$0.7	\$6.4	830.3%	\$10.5	\$17.1	62.5%
Median Sold/Ask Price Ratio				98.8%	100.0%	1.2%	100.0%	100.0%	0.0%
Average Days on Market				18	176	904.1%	45	129	184.0%
Active Listings				27	42	55.6%	n/a	n/a	n/a
Months of Supply				5.5	5.8	5.3%	n/a	n/a	n/a

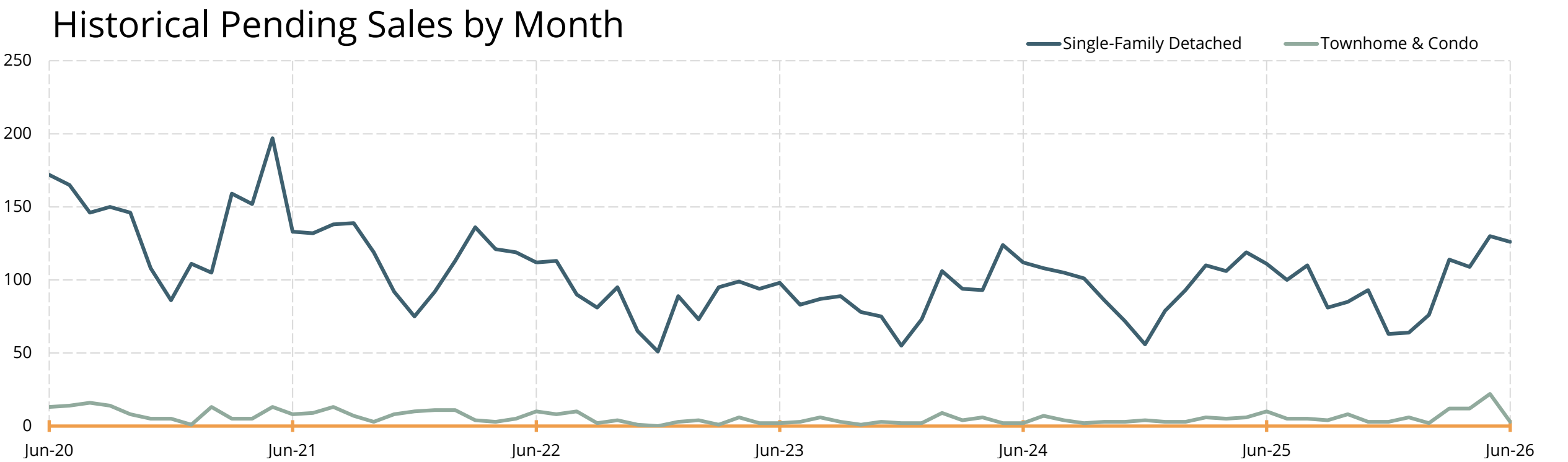
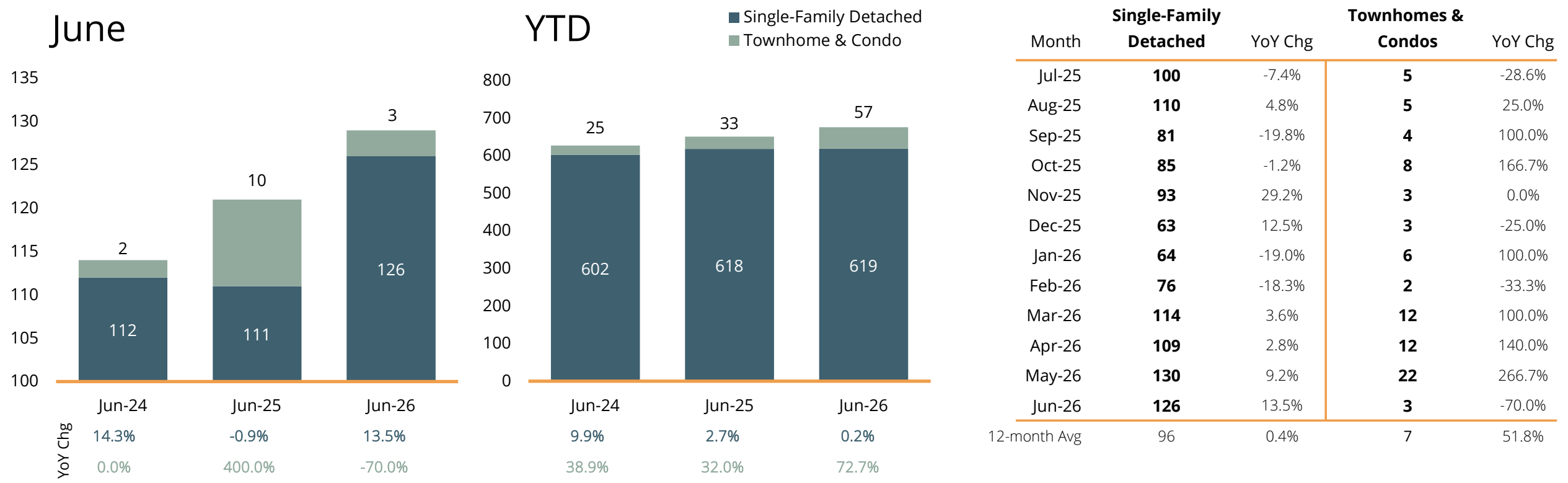
Source: Virginia REALTORS®, data accessed July 15, 2026

Sales



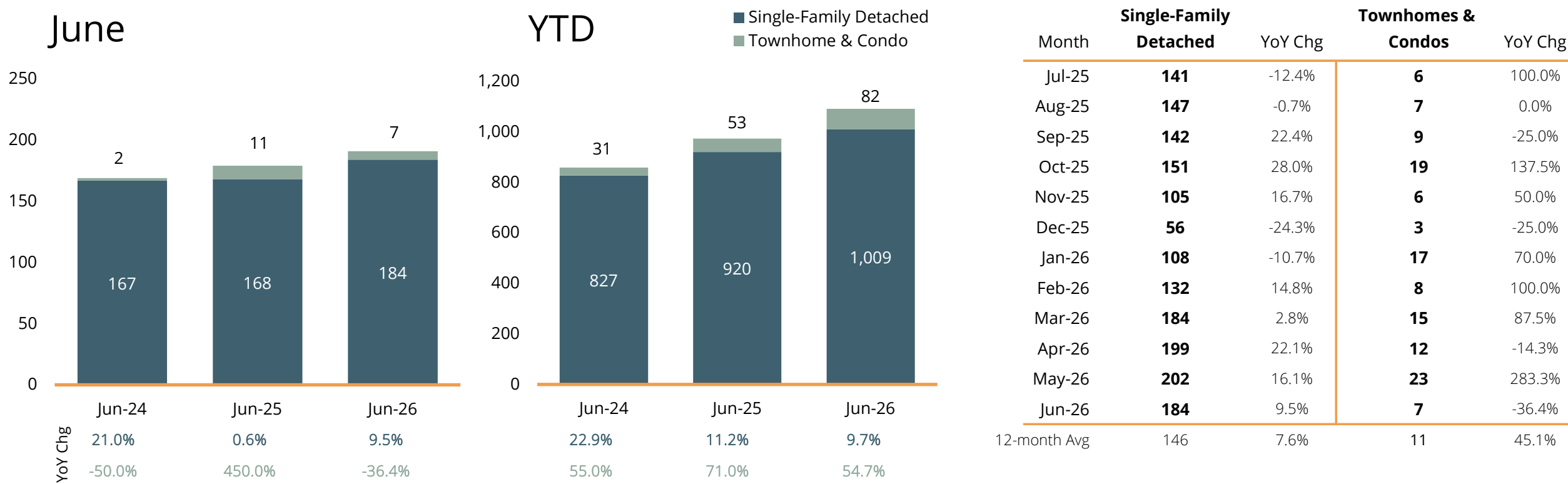
Source: Virginia REALTORS®, data accessed July 15, 2026

Pending Sales

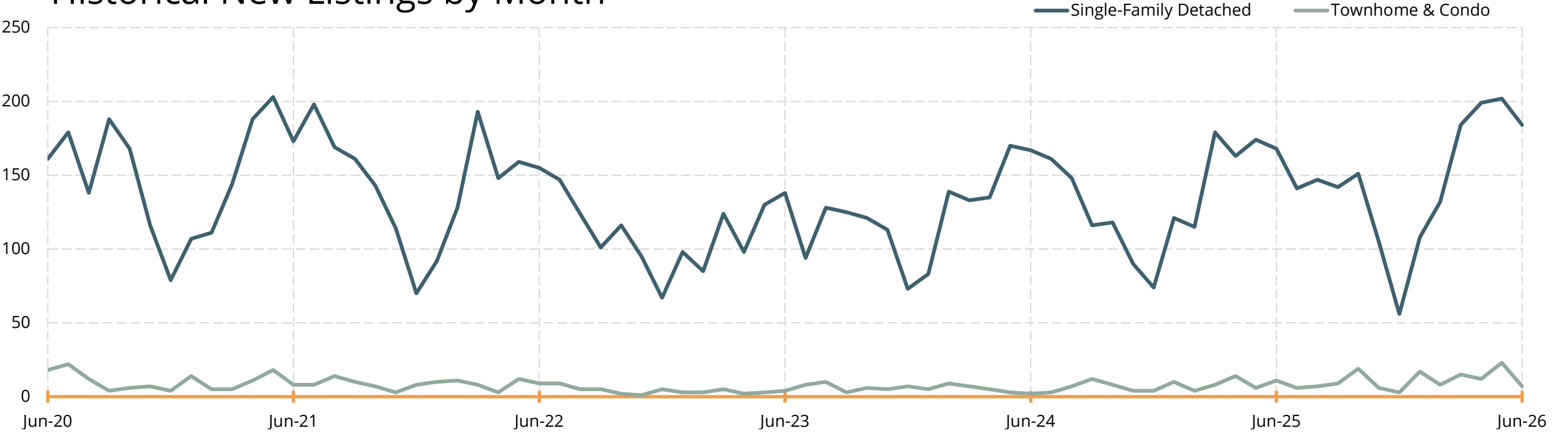


Source: Virginia REALTORS®, data accessed July 15, 2026

New Listings

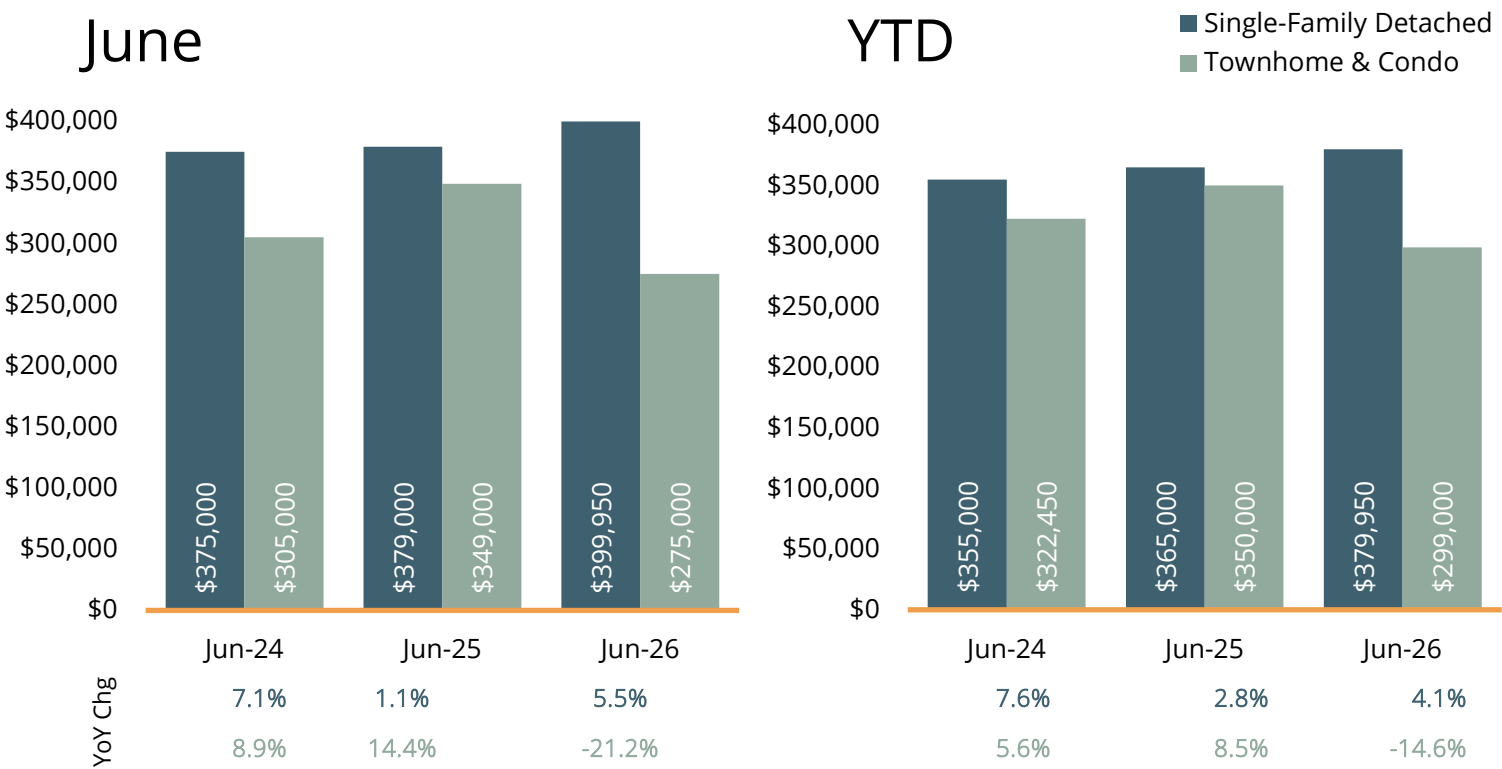


Historical New Listings by Month



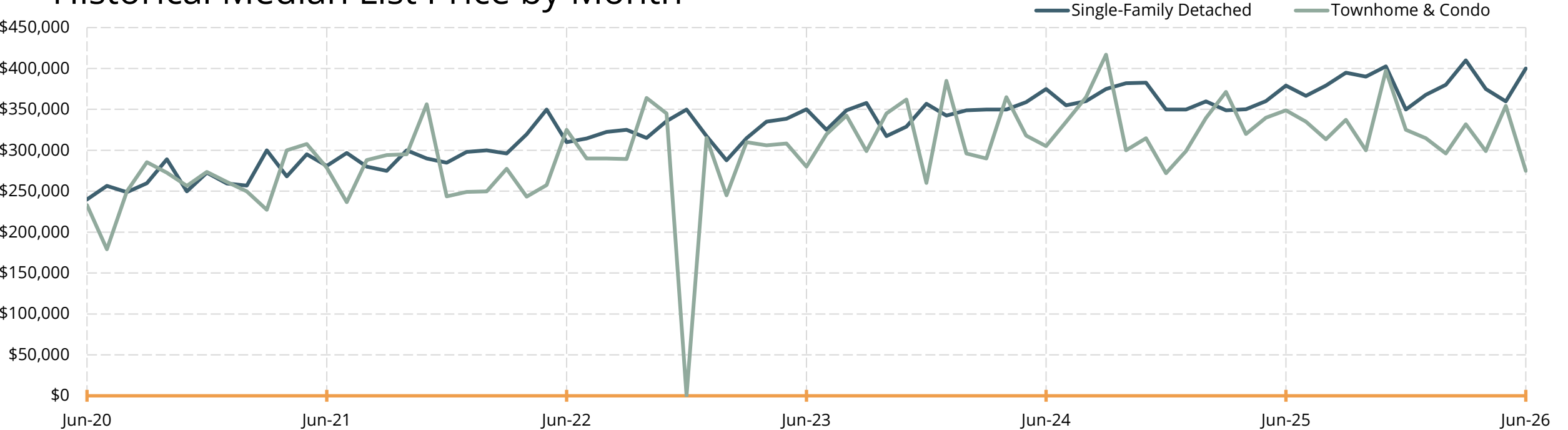
Source: Virginia REALTORS®, data accessed July 15, 2026

Median List Price



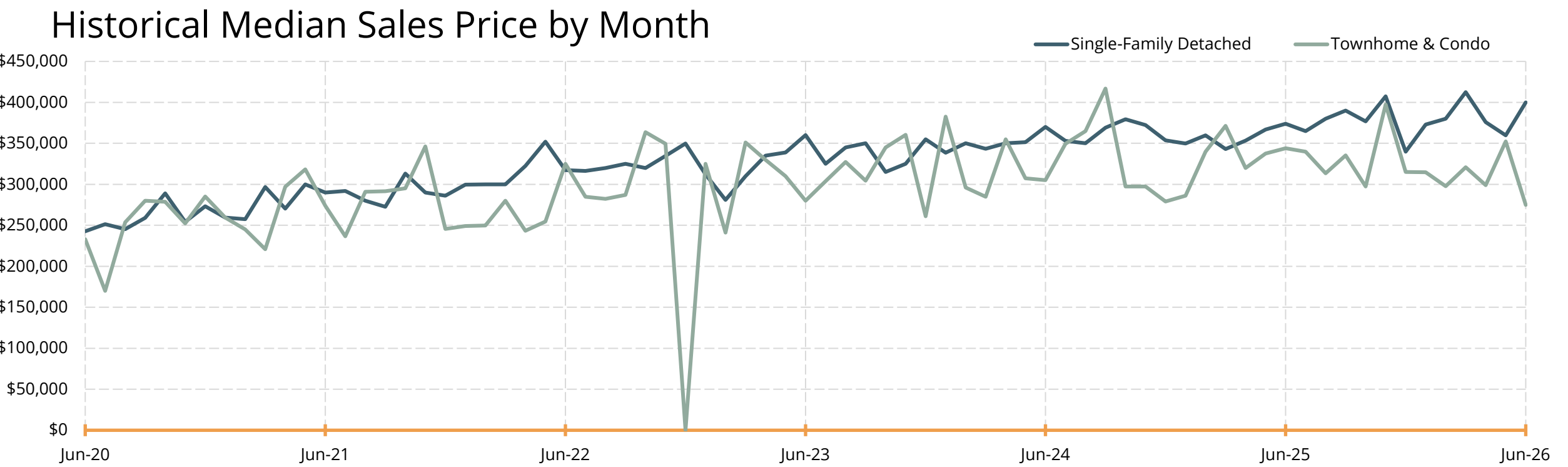
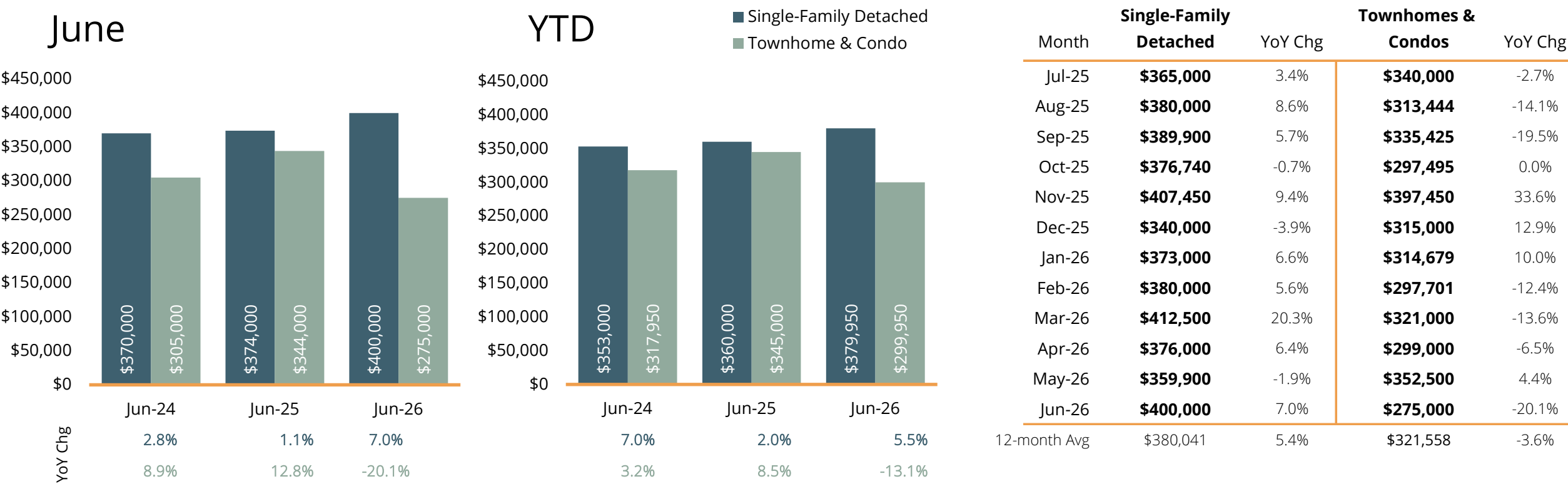
Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
Jul-25	\$366,485	3.3%	\$335,000	0.1%
Aug-25	\$379,000	5.3%	\$313,444	-14.1%
Sep-25	\$395,000	5.4%	\$337,425	-19.1%
Oct-25	\$389,950	2.1%	\$299,995	0.0%
Nov-25	\$402,450	5.2%	\$397,400	26.3%
Dec-25	\$349,900	0.0%	\$325,000	19.5%
Jan-26	\$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%
12-month Avg	\$381,290	5.1%	\$323,302	-3.5%

Historical Median List Price by Month

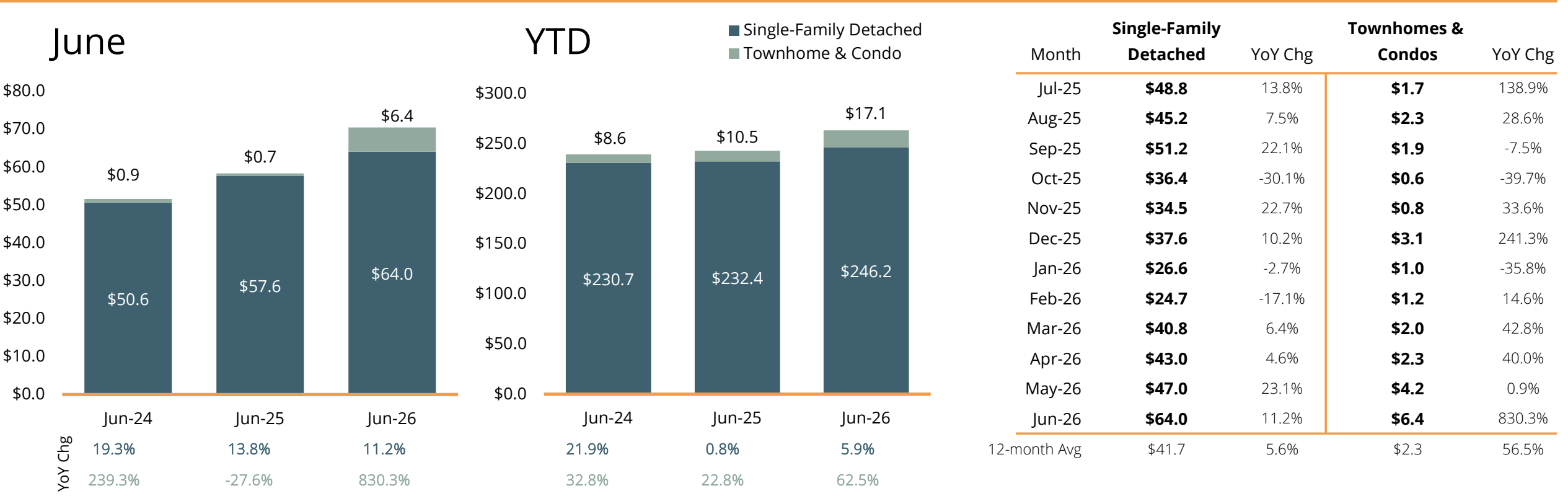


Source: Virginia REALTORS®, data accessed July 15, 2026

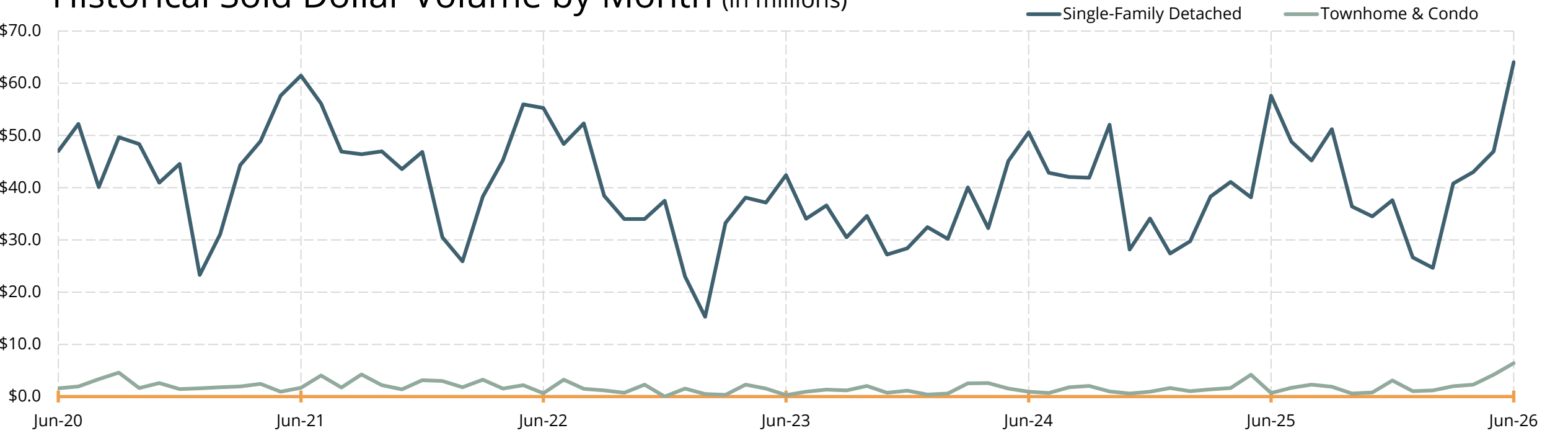
Median Sales Price



Sold Dollar Volume (in millions)

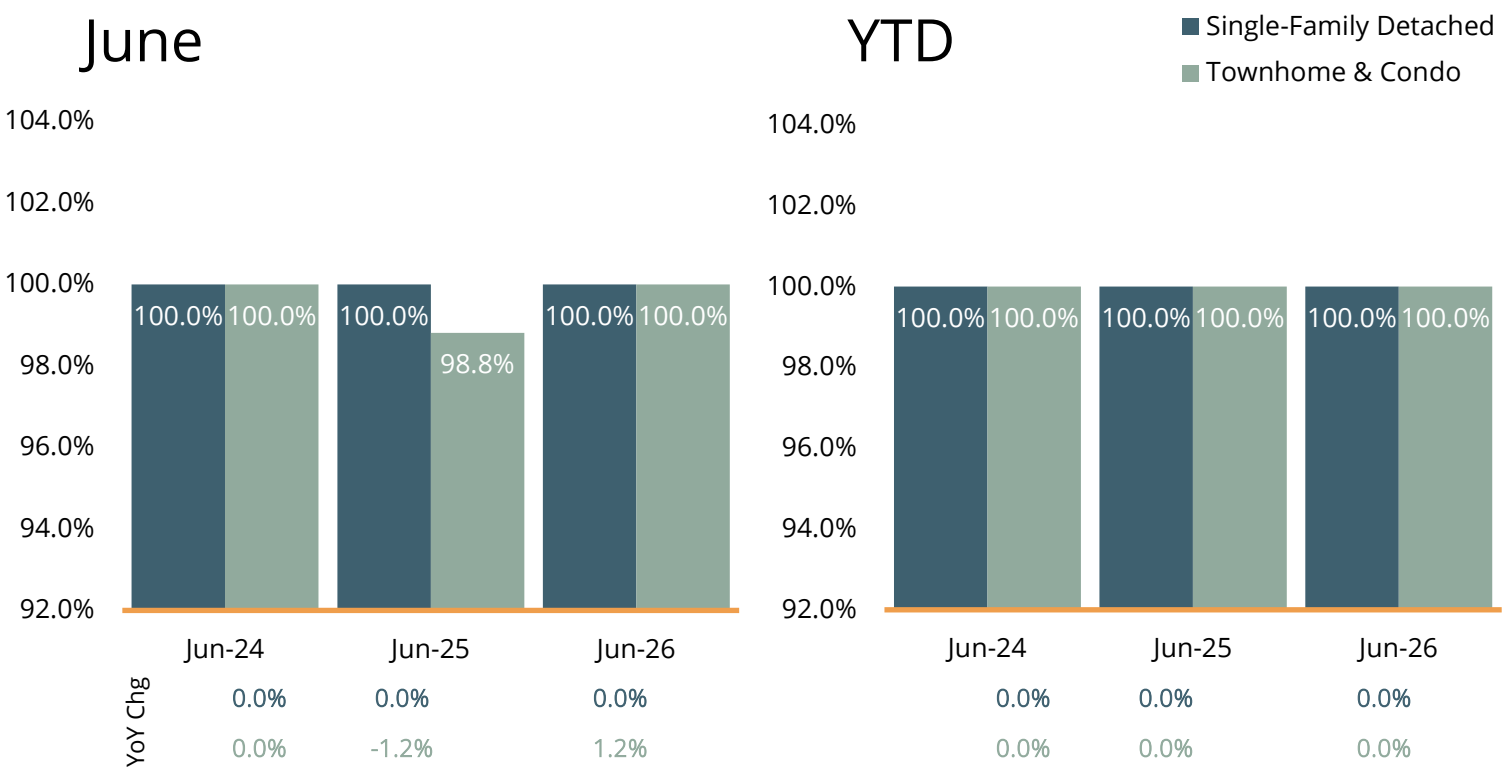


Historical Sold Dollar Volume by Month (in millions)

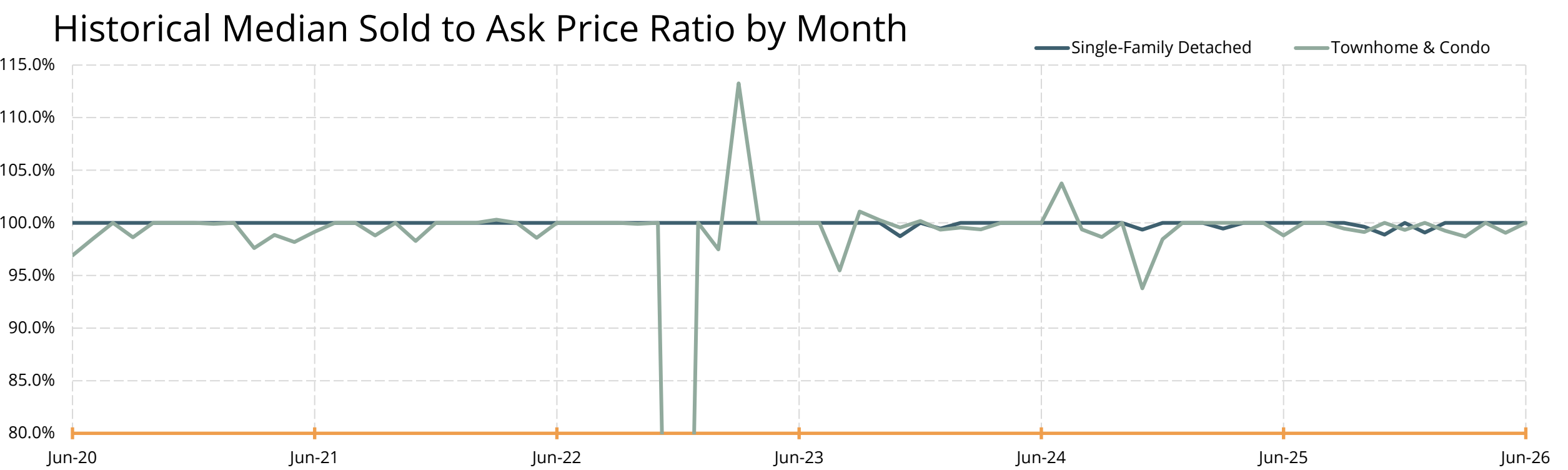


Source: Virginia REALTORS®, data accessed July 15, 2026

Median Sold to Ask Price Ratio

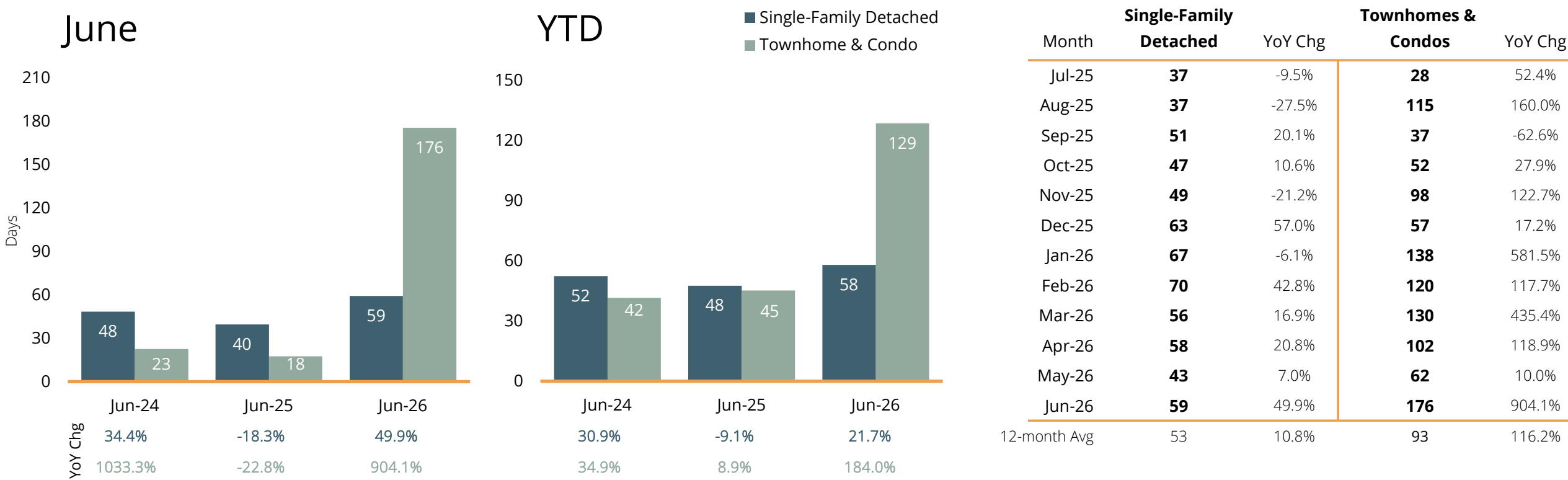


Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
Jul-25	100.0%	0.0%	100.0%	-3.6%
Aug-25	100.0%	0.0%	100.0%	0.6%
Sep-25	100.0%	0.0%	99.5%	0.8%
Oct-25	99.6%	-0.4%	99.1%	-0.9%
Nov-25	98.9%	-0.5%	100.0%	6.7%
Dec-25	100.0%	0.0%	99.3%	0.9%
Jan-26	99.1%	-0.9%	100.0%	0.0%
Feb-26	100.0%	0.0%	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%
12-month Avg	99.8%	-0.1%	99.6%	0.2%

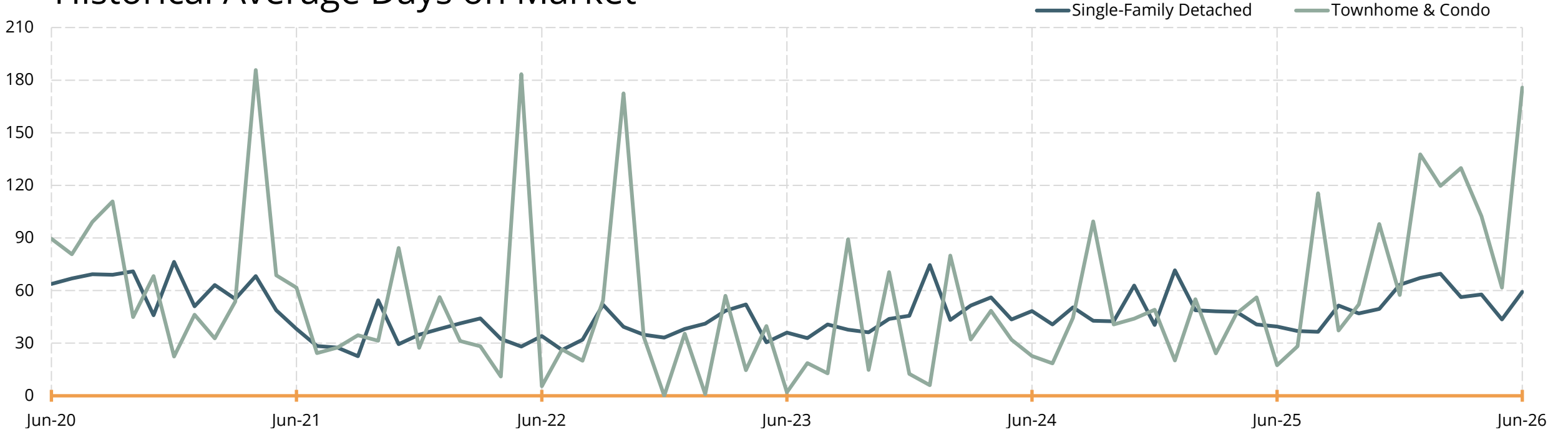


Source: Virginia REALTORS®, data accessed July 15, 2026

Average Days on Market



Historical Average Days on Market

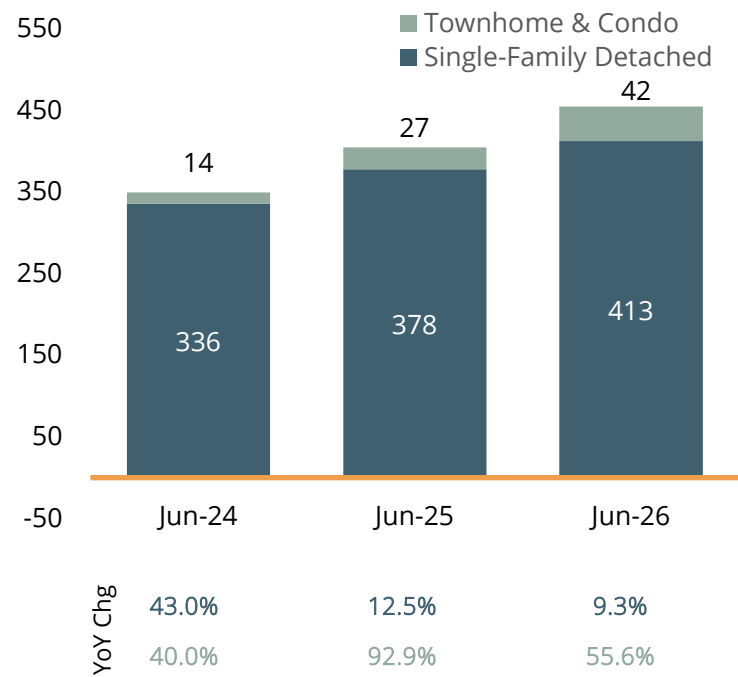


Source: Virginia REALTORS®, data accessed July 15, 2026

Active Listings

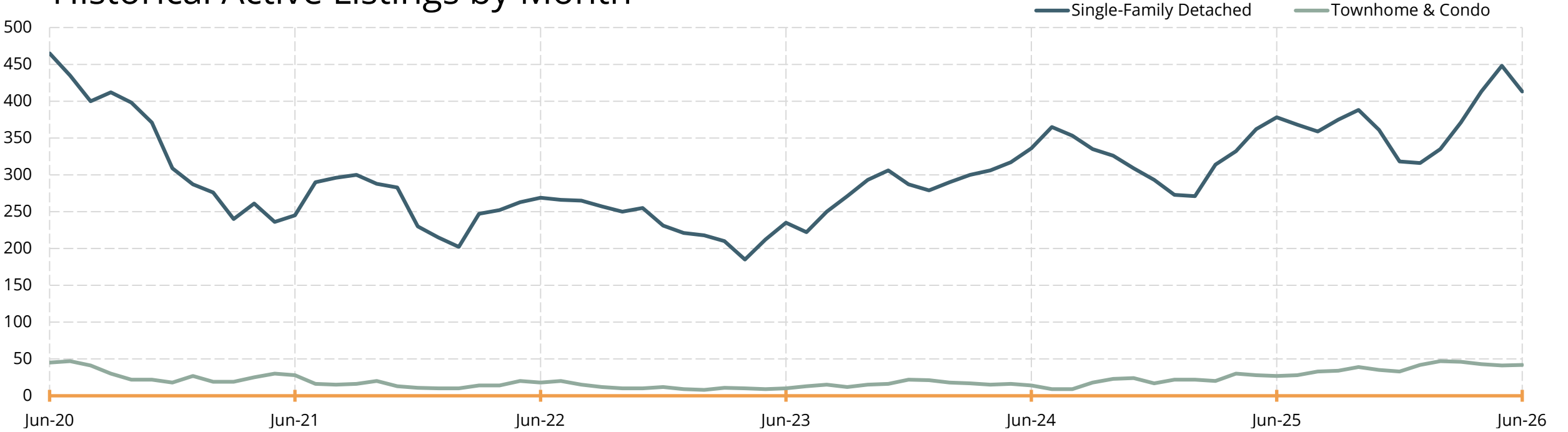


June



Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
Jul-25	368	0.8%	28	211.1%
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%
12-month Avg	372	14.2%	39	85.9%

Historical Active Listings by Month

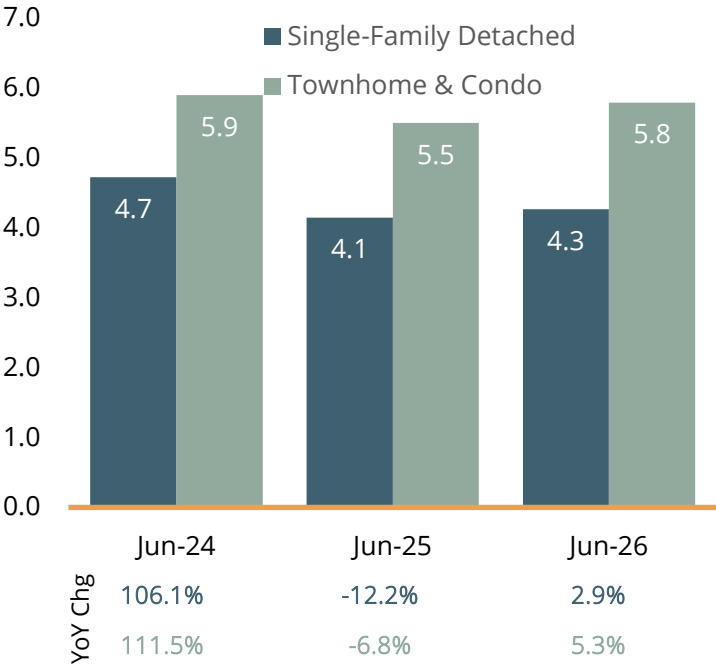


Source: Virginia REALTORS®, data accessed July 15, 2026

Months of Supply

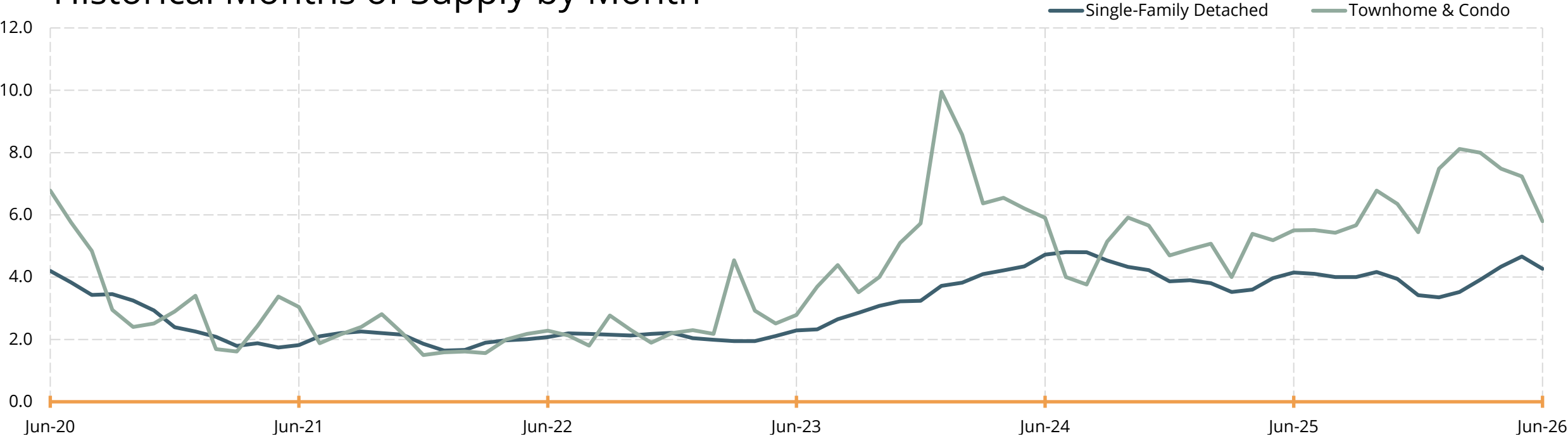


June



Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
Jul-25	4.1	-14.5%	5.5	37.8%
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%
12-month Avg	4.0	-3.6%	6.6	33.9%

Historical Months of Supply by Month



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

Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg
Gloucester County	80	81	1.3%	51	58	13.7%	\$370,000	\$400,000	8.1%	159	181	13.8%	4.2	4.4	4.8%
King & Queen County	9	7	-22.2%	8	4	-50.0%	\$398,363	\$442,450	11.1%	16	19	18.8%	2.5	3.1	22.9%
King William County	40	49	22.5%	24	42	75.0%	\$369,475	\$319,150	-13.6%	85	96	12.9%	3.8	3.5	-8.6%
Mathews County	24	22	-8.3%	16	17	6.3%	\$522,750	\$435,000	-16.8%	56	65	16.1%	4.6	6.1	33.1%
Middlesex County	26	32	23.1%	24	29	20.8%	\$410,000	\$505,000	23.2%	89	94	5.6%	5.2	5.1	-1.5%

Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg
Gloucester County	369	454	23.0%	222	232	4.5%	\$350,000	\$398,450	13.8%	159	181	13.8%
King & Queen County	55	47	-14.5%	39	32	-17.9%	\$324,950	\$289,750	-10.8%	16	19	18.8%
King William County	246	269	9.3%	153	173	13.1%	\$360,000	\$352,000	-2.2%	85	96	12.9%
Mathews County	130	122	-6.2%	72	64	-11.1%	\$420,000	\$330,000	-21.4%	56	65	16.1%
Middlesex County	173	199	15.0%	108	106	-1.9%	\$373,400	\$428,000	14.6%	89	94	5.6%

Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg
Gloucester County	77	77	0.0%	50	57	14.0%	\$370,000	\$400,000	8.1%	155	173	11.6%	4.3	4.4	3.9%
King & Queen County	9	7	-22.2%	8	4	-50.0%	\$398,363	\$442,450	11.1%	16	19	18.8%	2.5	3.1	22.9%
King William County	32	46	43.8%	23	23	0.0%	\$369,950	\$359,000	-3.0%	63	67	6.3%	3.2	2.9	-10.4%
Mathews County	24	22	-8.3%	16	17	6.3%	\$522,750	\$435,000	-16.8%	56	65	16.1%	4.6	6.2	34.3%
Middlesex County	26	32	23.1%	24	28	16.7%	\$410,000	\$494,500	20.6%	88	89	1.1%	5.4	5.1	-6.2%

Area Overview - Single Family Detached Market YTD



New Listings YTD				Sales YTD			Median Sales Price YTD			Active Listings YTD		
Geography	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg
Gloucester County	357	436	22.1%	213	222	4.2%	\$350,000	\$400,000	14.3%	155	173	11.6%
King & Queen County	55	47	-14.5%	39	32	-17.9%	\$324,950	\$289,750	-10.8%	16	19	18.8%
King William County	213	214	0.5%	134	137	2.2%	\$363,935	\$377,000	3.6%	63	67	6.3%
Mathews County	129	121	-6.2%	71	63	-11.3%	\$425,000	\$330,000	-22.4%	56	65	16.1%
Middlesex County	166	191	15.1%	106	100	-5.7%	\$370,000	\$429,000	15.9%	88	89	1.1%

Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg
Gloucester County	3	4	33.3%	1	1	0.0%	\$410,000	\$255,555	-37.7%	4	8	100.0%	3.4	4.2	24.2%
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	8	3	-62.5%	1	19	#####	\$278,000	\$275,000	-1.1%	22	29	31.8%	8.6	6.6	-23.9%
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	0	0	n/a	0	1	n/a	\$0	\$672,500	n/a	1	5	400.0%	2.6	6.7	159.3%

Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg	Jun-25	Jun-26	% chg
Gloucester County	12	18	50.0%	9	10	11.1%	\$354,900	\$335,000	-5.6%	4	8	100.0%
King & Queen County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	0	n/a
King William County	33	55	66.7%	19	36	89.5%	\$329,950	\$283,450	-14.1%	22	29	31.8%
Mathews County	1	1	0.0%	1	1	0.0%	\$298,500	\$365,000	22.3%	0	0	n/a
Middlesex County	7	8	14.3%	2	6	200.0%	\$387,498	\$416,000	7.4%	1	5	400.0%



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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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.