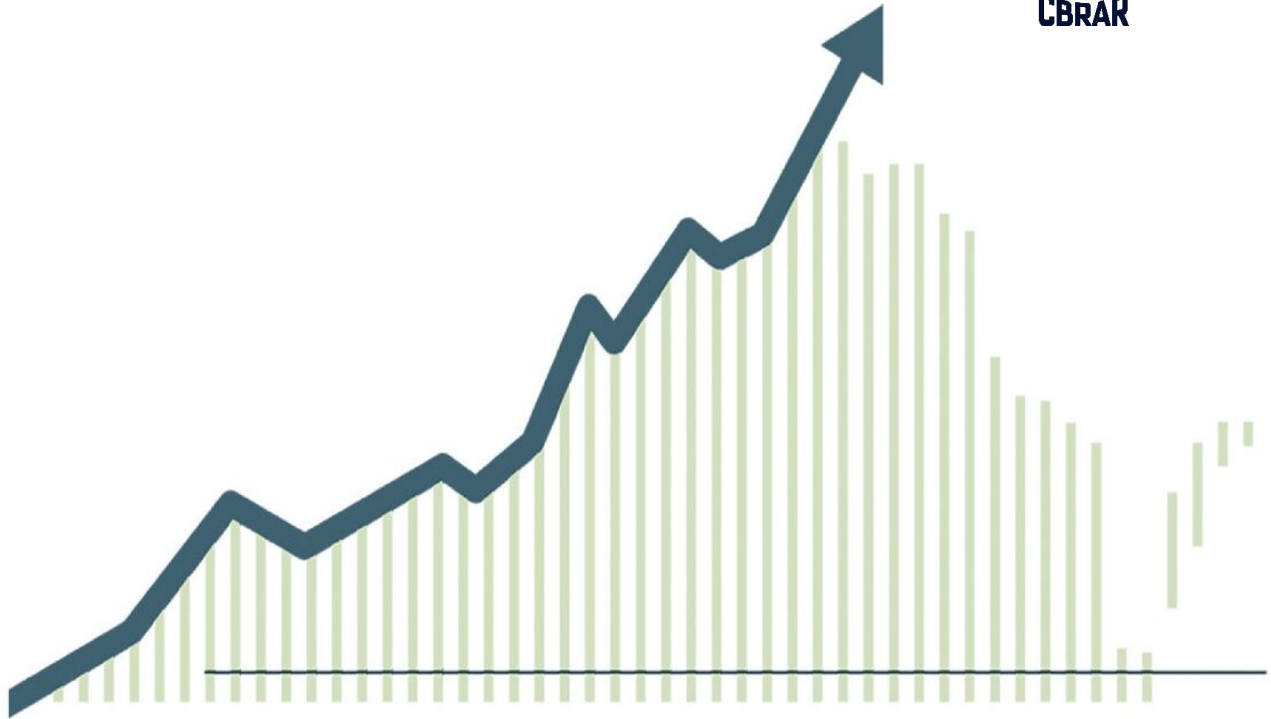




CBRARCHESAPEAKE BAY & RIVERS HOUSING MARKET REPORT Q2-2026

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®



Chesapeake Bay & Rivers Regional Market Dashboard

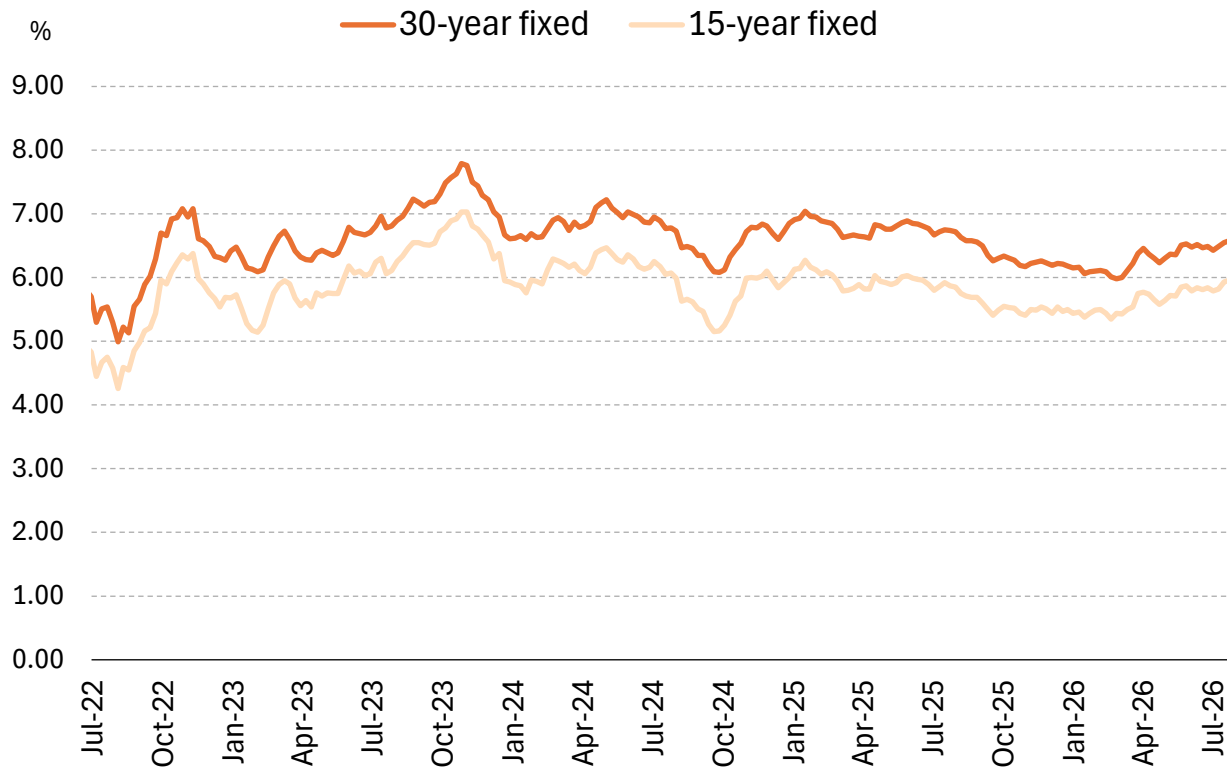
<i>CBRAR Footprint</i>	<i>2026 - Q2</i>	<i>2025 - Q2</i>	<i>Change</i>
CLOSED SALES	380	340	11.8%
PENDING SALES	402	357	12.6%
MEDIAN SOLD PRICE	\$369,950	\$367,053	0.8%
SOLD DOLLAR VOLUME	\$166.9	\$143.4	16.4%
AVG. SOLD/LIST PRICE RATIO	98.9%	99.4%	-0.4% (PERCENTAGE POINTS)
MEDIAN DAYS ON MARKET	26	21	5 (DAYS)
ACTIVE LISTINGS	455	405	12.3%
MONTHS OF SUPPLY	4.4	4.2	0.1 (MONTHS)

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



Mortgage Rate Tracker

Weekly Average	July 23, 2026	1 month ago	1 year ago
30-YEAR FIXED MORTGAGE	6.58%	6.49%	6.74%
15-YEAR FIXED MORTGAGE	5.96%	5.84%	5.87%



Source: Freddie Mac

REPORT INDEX

Regional Market Dashboard	2
Mortgage Rate Tracker	3
Regional Market Summary	6
Regional Market Snapshots	7
Closed Sales	8
Pending Sales	9
Median Sold Price	10
Sold Dollar Volume	11
Average Sold-to-Ask Price Ratio	12
Median Days on Market	13
Active Listings	14
Months of Supply	15
Local Market Dashboards.....	16
Historical Market Data	22

Chesapeake Bay & Rivers

HOUSING MARKET CONDITIONS



2ND QUARTER

2026

Q2-2026 Chesapeake Bay & Rivers

REGIONAL MARKET SUMMARY

Market Activity: The Chesapeake Bay & Rivers regional housing market saw increased activity in Q2 2026. Closed sales activity was up in three out of five local markets. Overall, 380 homes were sold regionwide in the second quarter, which is 40 higher than a year ago (+12%). King William County (+41%) saw the largest percentage increase in sales across the region. Additionally, the same three out of five local markets saw a rise in pending sales, which will likely lead to an increase in sales across those local markets over the next couple of months.

Price Trends: Home prices continued their upward trend across the region in the second quarter of the year. The second quarter median sales price climbed nearly \$3K from a year ago to \$369,950, a 1% gain. The median price growth this quarter in the Chesapeake Bay & Rivers footprint was led by Middlesex County (+9%), while Mathews County (-18%) experienced the biggest decline in median price compared to a year ago.

Inventory Conditions: The inventory of active listings in the region expanded in the second quarter. There were 455 active listings at the end of the second quarter, an influx of 50 listings compared to last year (+12%). The months of supply in the second quarter was 4.4 months, which is up from 4.2 months a year ago, suggesting movement towards more balanced market conditions. Furthermore, homes were staying on the market longer, with the median days on market going up to 26 days across the region (+24%).

Outlook: The 2026 housing market is outpacing the 2025 market so far in the Chesapeake Bay & Rivers region, and it's been the strongest first half of the year in terms of sales since 2022. This reflects strong pent-up demand that is absorbing the surge in active listings in the market. If listing growth continues to be strong, this will likely facilitate more sales in the area in the near-term.

Chesapeake Bay & Rivers

REGIONAL MARKET SNAPSHOT



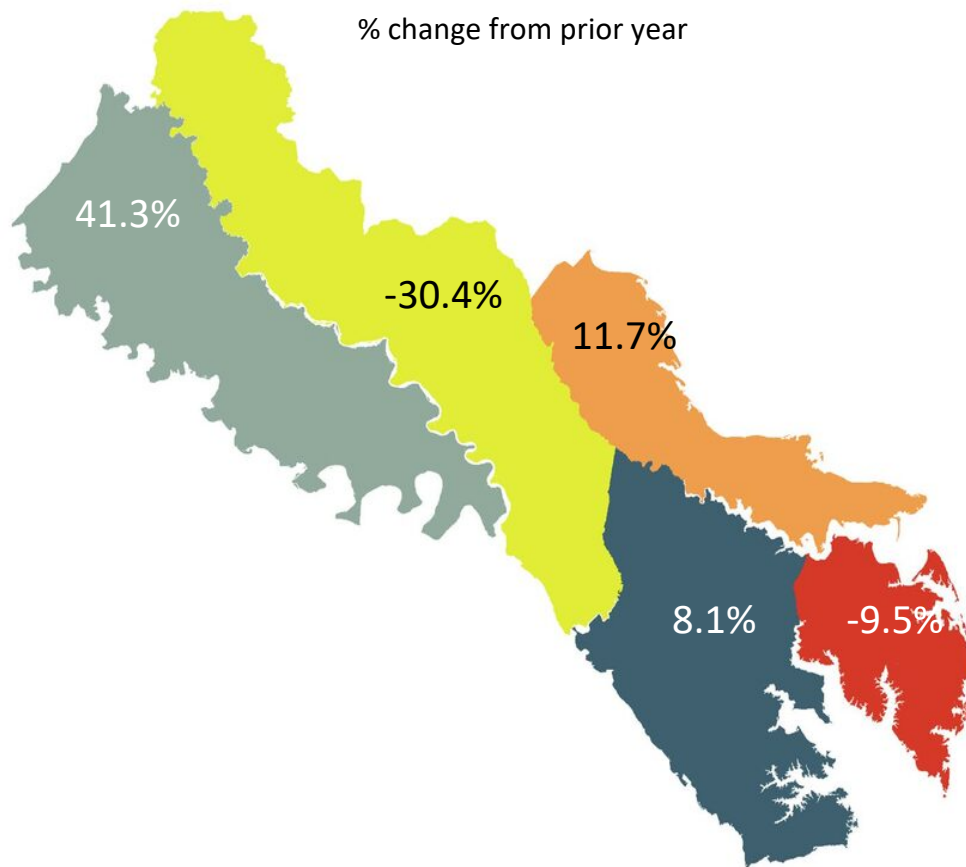
2ND QUARTER

2026



Chesapeake Bay & Rivers Regional Market Snapshot

CLOSED SALES

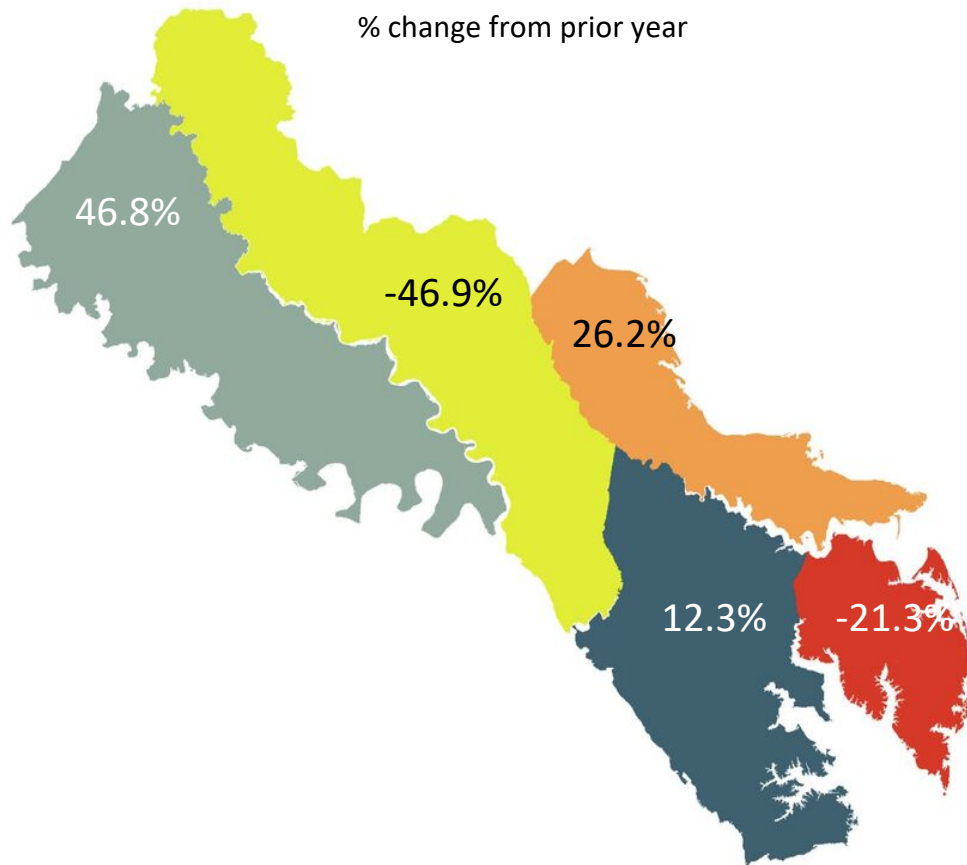


Local Market	2026 - Q2	2025 - Q2	% Change
Gloucester County	146	135	8.1%
King & Queen County	16	23	-30.4%
King William County	113	80	41.3%
Mathews County	38	42	-9.5%
Middlesex County	67	60	11.7%

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

📍 *Chesapeake Bay & Rivers Regional Market Snapshot*

PENDING SALES

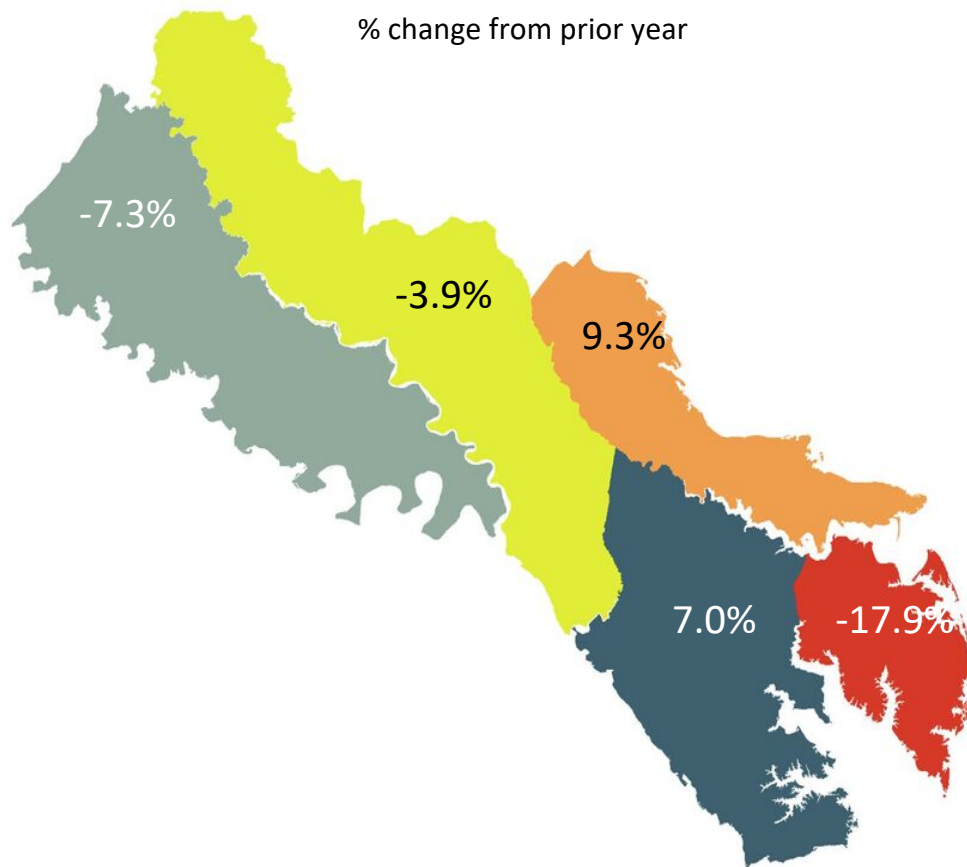


Local Market	2026 - Q2	2025 - Q2	% Change
Gloucester County	155	138	12.3%
King & Queen County	17	32	-46.9%
King William County	116	79	46.8%
Mathews County	37	47	-21.3%
Middlesex County	77	61	26.2%

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

Chesapeake Bay & Rivers Regional Market Snapshot

MEDIAN SOLD PRICE

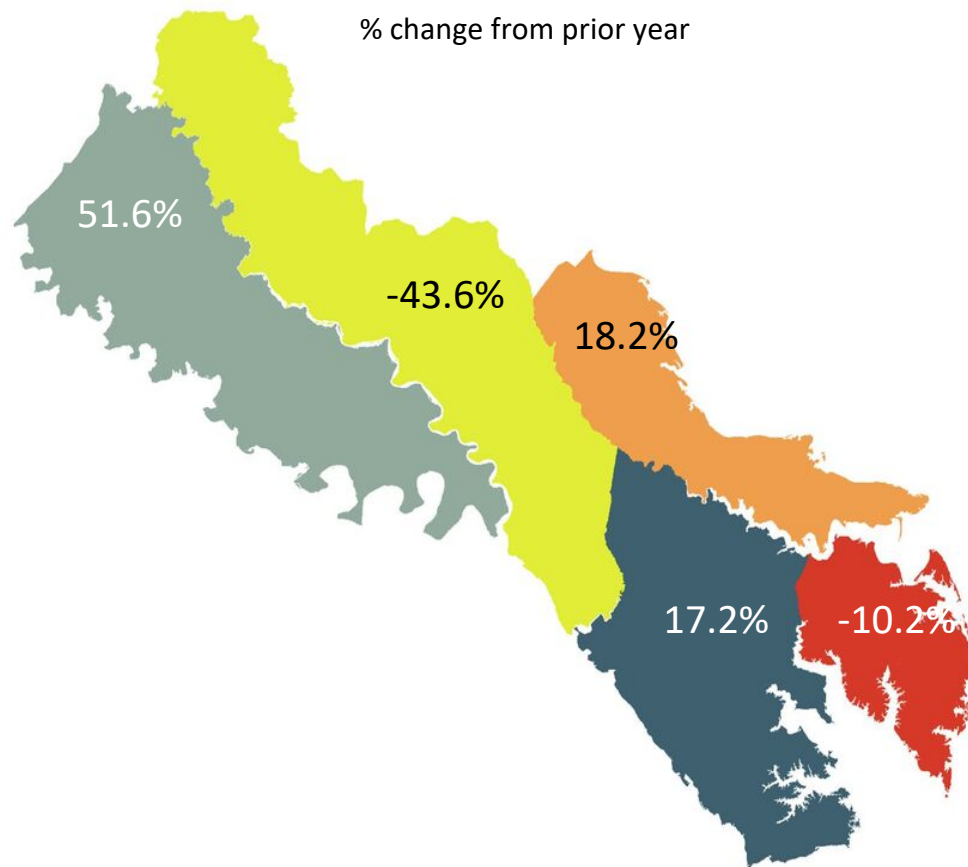


Local Market	2026 - Q2	2025 - Q2	% Change
Gloucester County	\$379,900	\$355,000	7.0%
King & Queen County	\$312,250	\$324,950	-3.9%
King William County	\$342,950	\$369,950	-7.3%
Mathews County	\$349,000	\$425,000	-17.9%
Middlesex County	\$429,450	\$392,853	9.3%

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

Chesapeake Bay & Rivers Regional Market Snapshot

SOLD DOLLAR VOLUME (in millions)



Local Market	2026 - Q2	2025 - Q2	% Change
Gloucester County	\$61.6	\$52.6	17.2%
King & Queen County	\$5.1	\$9.1	-43.6%
King William County	\$44.3	\$29.2	51.6%
Mathews County	\$19.7	\$21.9	-10.2%
Middlesex County	36	31	18.2%

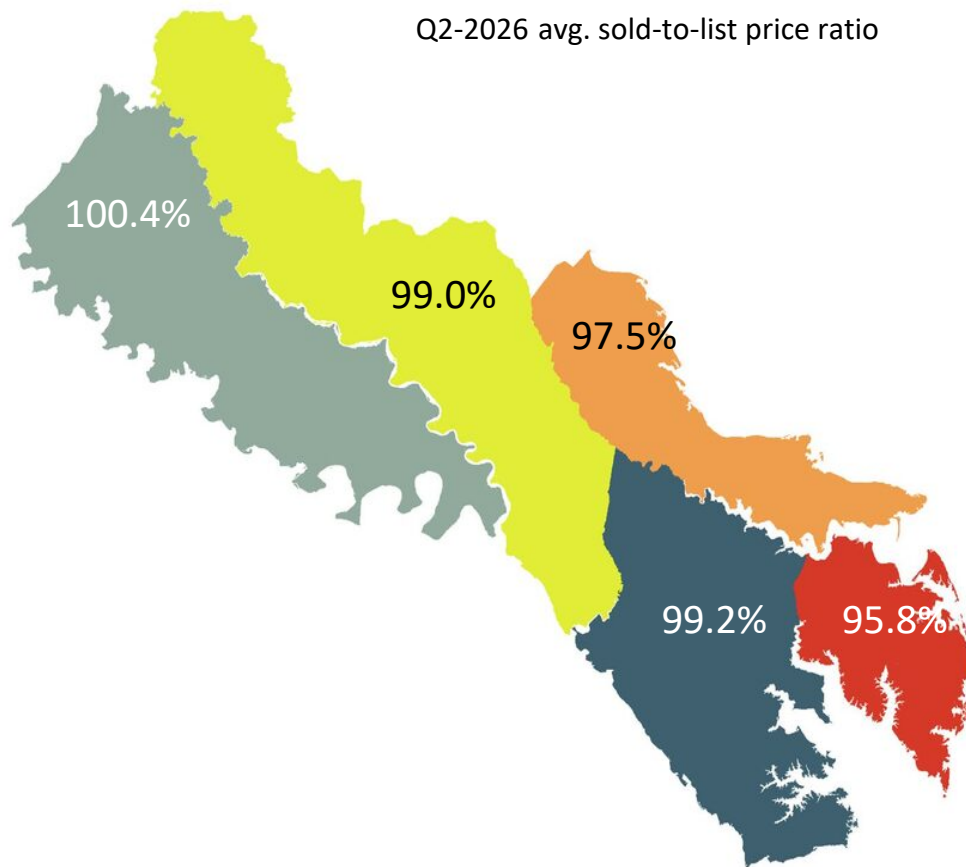
Source: Virginia REALTORS®, data accessed July 15, 2026



Chesapeake Bay & Rivers Regional Market Snapshot

AVERAGE SOLD-TO-LIST PRICE RATIO

Q2-2026 avg. sold-to-list price ratio



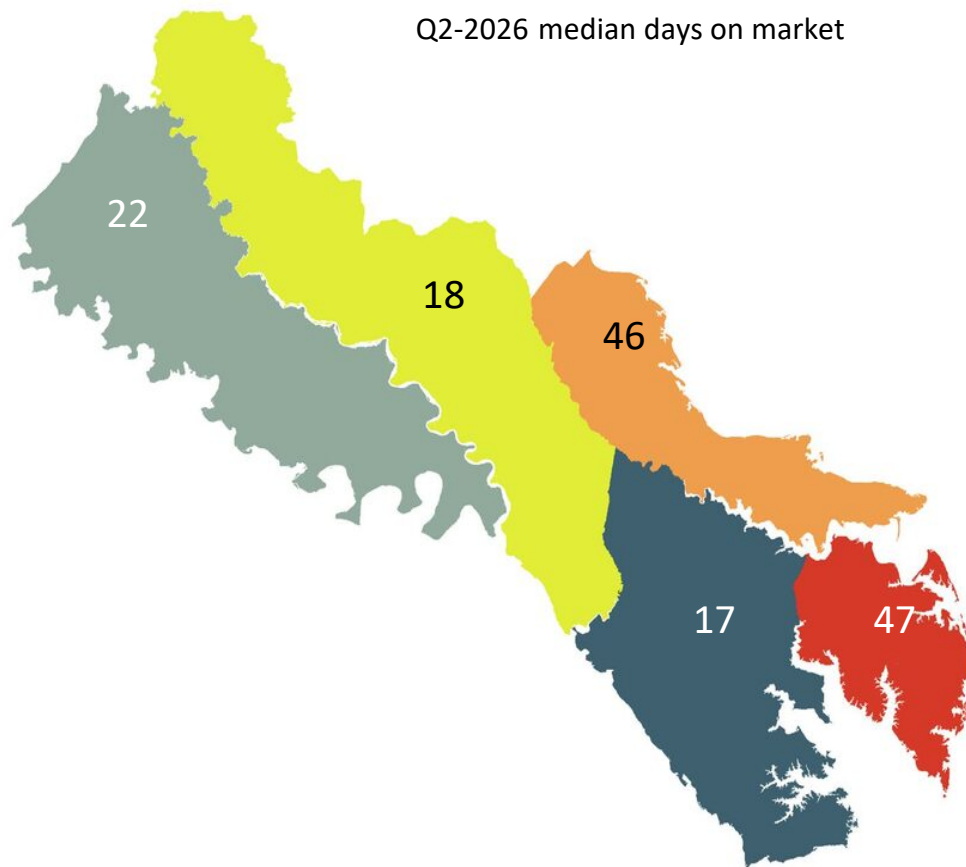
Local Market	2026 - Q2	2025 - Q2	Pct. Point Change
Gloucester County	99.2%	99.1%	0.1%
King & Queen County	99.0%	99.6%	-0.5%
King William County	100.4%	99.2%	1.1%
Mathews County	95.8%	100.4%	-4.6%
Middlesex County	97.5%	99.2%	-1.7%

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

Chesapeake Bay & Rivers Regional Market Snapshot

MEDIAN DAYS ON MARKET

Q2-2026 median days on market

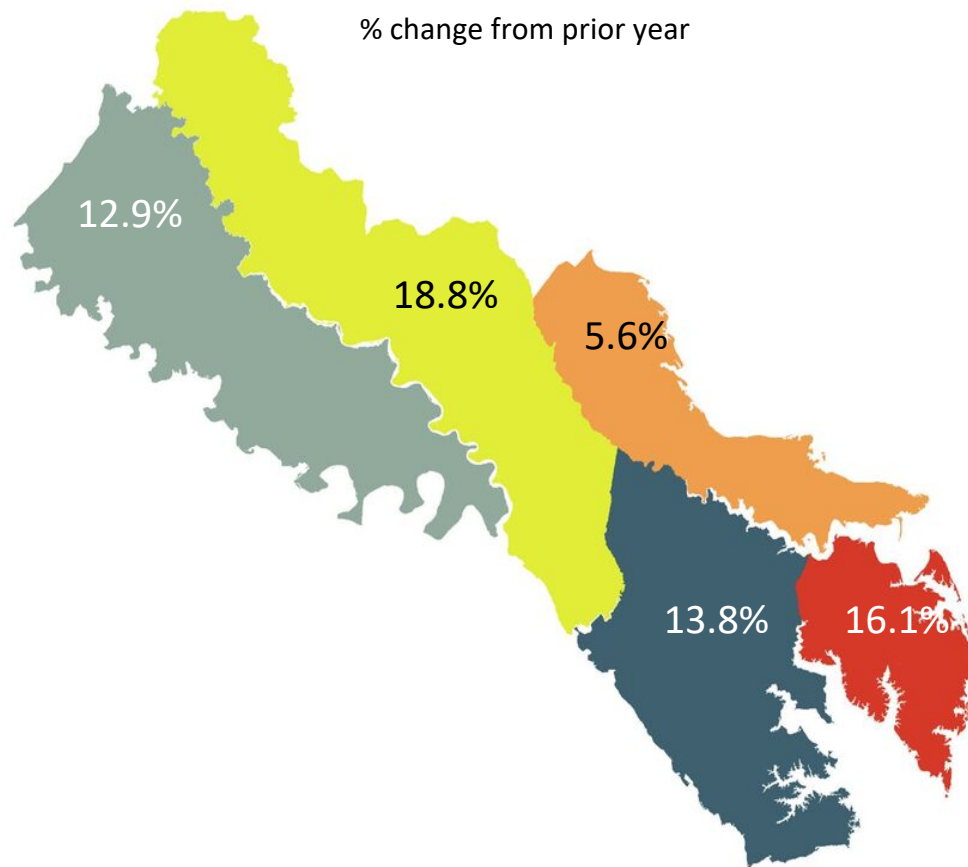


Local Market	2026 - Q2	2025 - Q2	Change in Days
Gloucester County	17	15	2
King & Queen County	18	24	-7
King William County	22	16	6
Mathews County	47	16	31
Middlesex County	46	35	11

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

Chesapeake Bay & Rivers Regional Market Snapshot

ACTIVE LISTINGS



Local Market	2026 - Q2	2025 - Q2	% Change
Gloucester County	181	159	13.8%
King & Queen County	19	16	18.8%
King William County	96	85	12.9%
Mathews County	65	56	16.1%
Middlesex County	94	89	5.6%

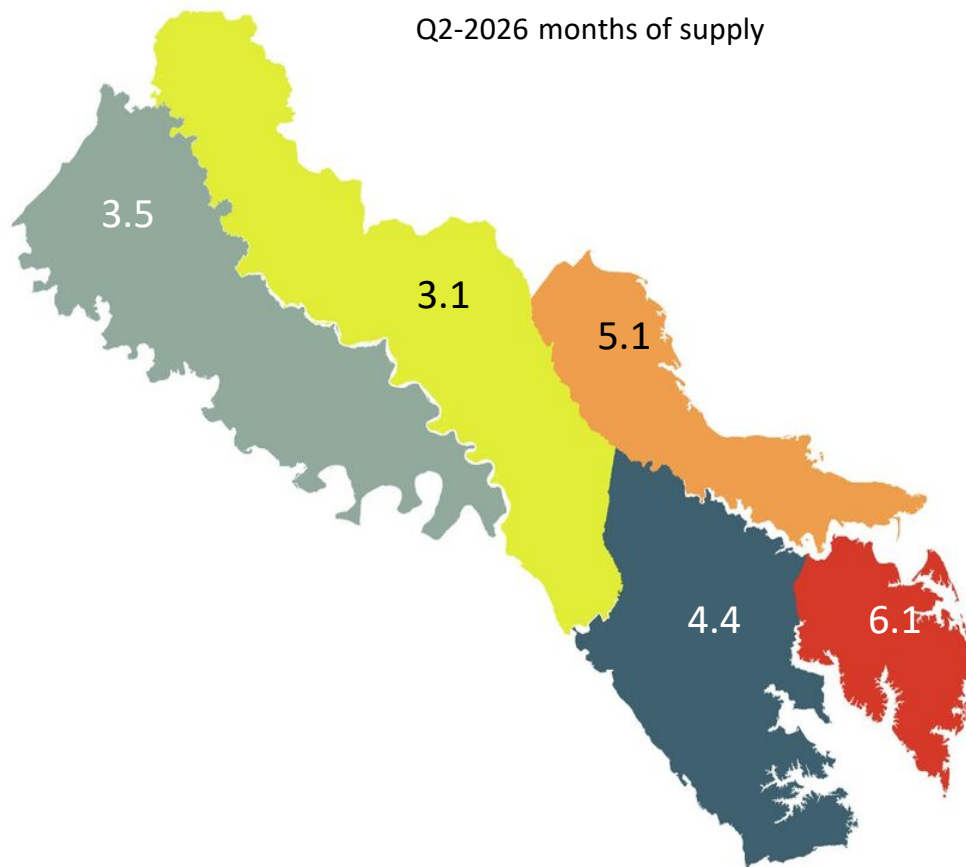
Source: Virginia REALTORS®, data accessed July 15, 2026



Chesapeake Bay & Rivers Regional Market Snapshot

MONTHS OF SUPPLY

Q2-2026 months of supply



Local Market	2026 - Q2	2025 - Q2	Change in Months
Gloucester County	4.4	4.2	0.2
King & Queen County	3.1	2.5	0.6
King William County	3.5	3.8	-0.3
Mathews County	6.1	4.6	1.5
Middlesex County	5.1	5.2	-0.1

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

Chesapeake Bay & Rivers

LOCAL MARKET DASHBOARDS



2ND QUARTER

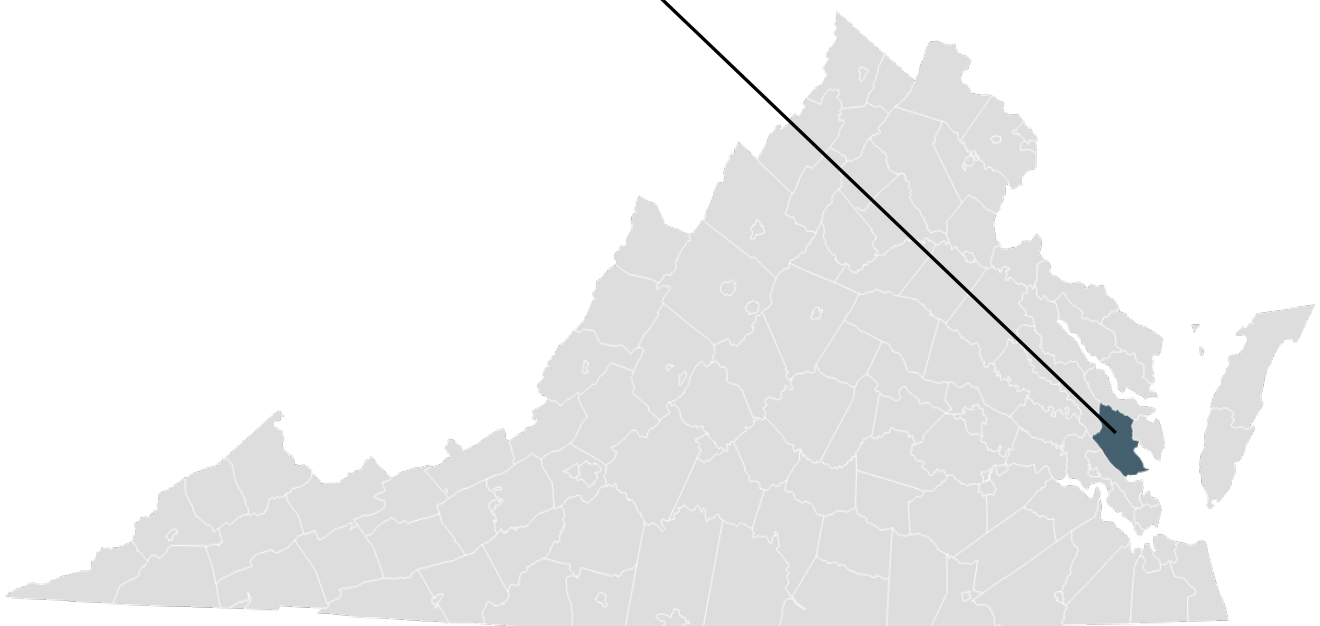
2026

2ND QUARTER 2026 GLOUCESTER COUNTY

CURRENT CONDITIONS

YEAR-TO-DATE CONDITIONS

INDICATOR	2026 - Q2	2025 - Q2	Chg	2026 YTD	2025 YTD	Chg
CLOSED SALES	146	135	8.1%	232	222	4.5%
PENDING SALES	155	138	12.3%	245	242	1.2%
MEDIAN SOLD PRICE (\$)	379,900	355,000	7.0%	398,450	350,000	13.8%
SOLD VOLUME (\$ in Millions)	61.6	52.6	17.2%	99.0	84.4	17.3%
AVG. SOLD/LIST RATIO	99.2%	99.1%	0.1%	98.6%	98.6%	0.0%
MEDIAN DAYS ON MARKET	17	15	2	22	20	2
ACTIVE LISTINGS	181	159	13.8%	181	159	13.8%
MONTHS OF SUPPLY	4.4	4.2	0.2	4.4	4.2	0.2



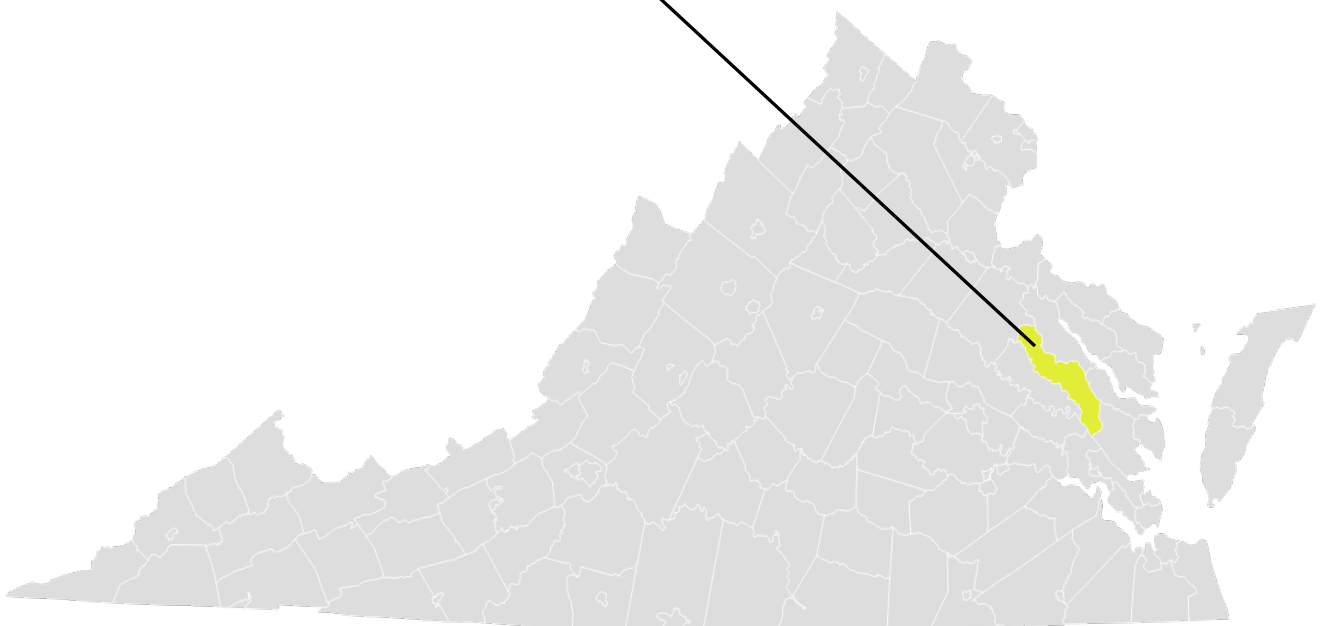
Source: Virginia REALTORS®, data accessed July 15, 2026

2ND QUARTER 2026 KING & QUEEN CO.

CURRENT CONDITIONS

YEAR-TO-DATE CONDITIONS

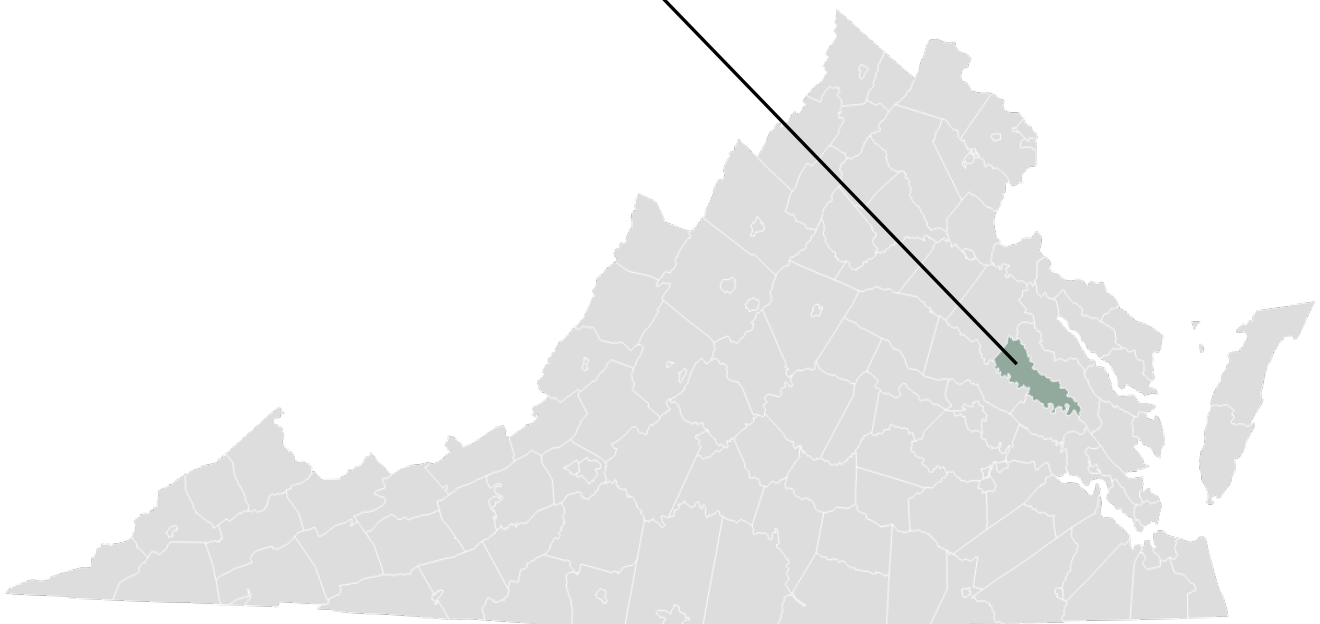
INDICATOR	2026 - Q2	2025 - Q2	Chg	2026 YTD	2025 YTD	Chg
CLOSED SALES	16	23	-30.4%	32	39	-17.9%
PENDING SALES	17	32	-46.9%	39	49	-20.4%
MEDIAN SOLD PRICE (\$)	312,250	324,950	-3.9%	289,750	324,950	-10.8%
SOLD VOLUME (\$ in Millions)	5.1	9.1	-43.6%	9.4	13.9	-32.7%
AVG. SOLD/LIST RATIO	99.0%	99.6%	-0.5%	98.6%	98.4%	0.2%
MEDIAN DAYS ON MARKET	18	24	-7	20	28	-8
ACTIVE LISTINGS	19	16	18.8%	19	16	18.8%
MONTHS OF SUPPLY	3.1	2.5	0.6	3.1	2.5	0.6



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

2ND QUARTER 2026 KING WILLIAM CO.

INDICATOR	CURRENT CONDITIONS			YEAR-TO-DATE CONDITIONS		
	2026 - Q2	2025 - Q2	Chg	2026 YTD	2025 YTD	Chg
CLOSED SALES	113	80	41.3%	173	153	13.1%
PENDING SALES	116	79	46.8%	205	187	9.6%
MEDIAN SOLD PRICE (\$)	342,950	369,950	-7.3%	352,000	360,000	-2.2%
SOLD VOLUME (\$ in Millions)	44.3	29.2	51.6%	67.3	54.2	24.3%
AVG. SOLD/LIST RATIO	100.4%	99.2%	1.1%	100.0%	99.5%	0.6%
MEDIAN DAYS ON MARKET	22	16	6	29	21	8
ACTIVE LISTINGS	96	85	12.9%	96	85	12.9%
MONTHS OF SUPPLY	3.5	3.8	-0.3	3.5	3.8	-0.3



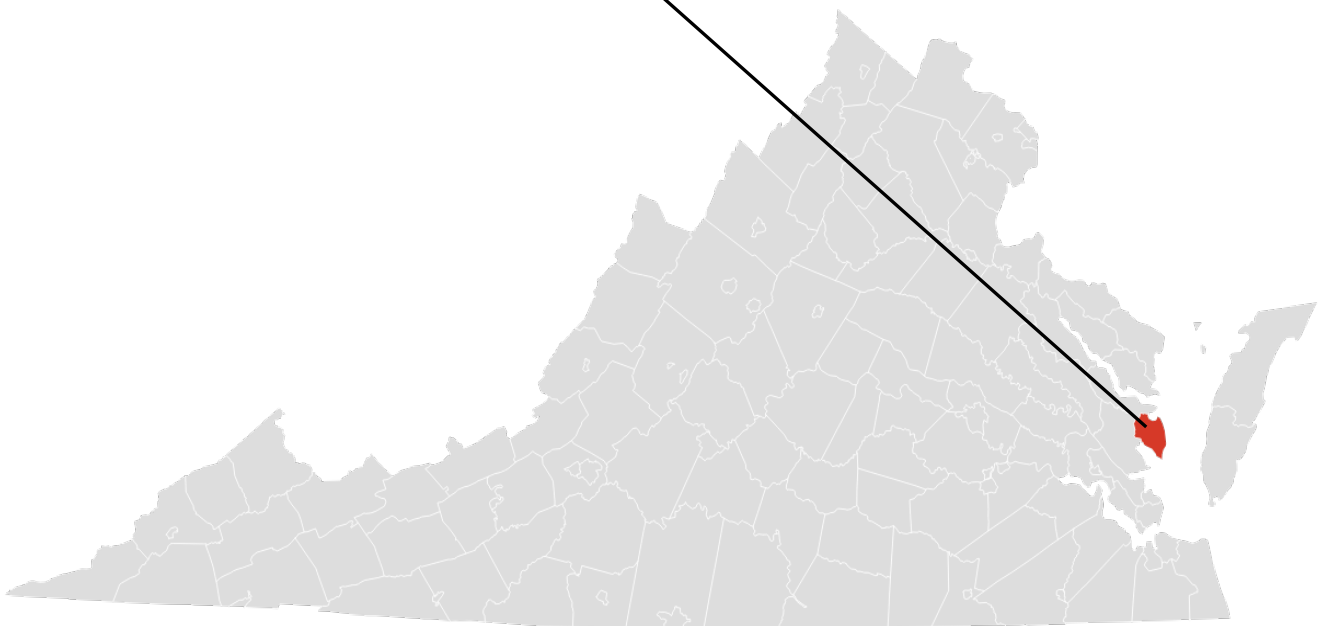
Source: Virginia REALTORS®, data accessed July 15, 2026

2ND QUARTER 2026 MATHEWS COUNTY

CURRENT CONDITIONS

YEAR-TO-DATE CONDITIONS

INDICATOR	2026 - Q2	2025 - Q2	Chg	2026 YTD	2025 YTD	Chg
CLOSED SALES	38	42	-9.5%	64	72	-11.1%
PENDING SALES	37	47	-21.3%	64	76	-15.8%
MEDIAN SOLD PRICE (\$)	349,000	425,000	-17.9%	330,000	420,000	-21.4%
SOLD VOLUME (\$ in Millions)	19.7	21.9	-10.2%	30.5	37.4	-18.6%
AVG. SOLD/LIST RATIO	95.8%	100.4%	-4.6%	96.8%	98.3%	-1.5%
MEDIAN DAYS ON MARKET	47	16	31	41	24	17
ACTIVE LISTINGS	65	56	16.1%	65	56	16.1%
MONTHS OF SUPPLY	6.1	4.6	1.5	6.1	4.6	1.5



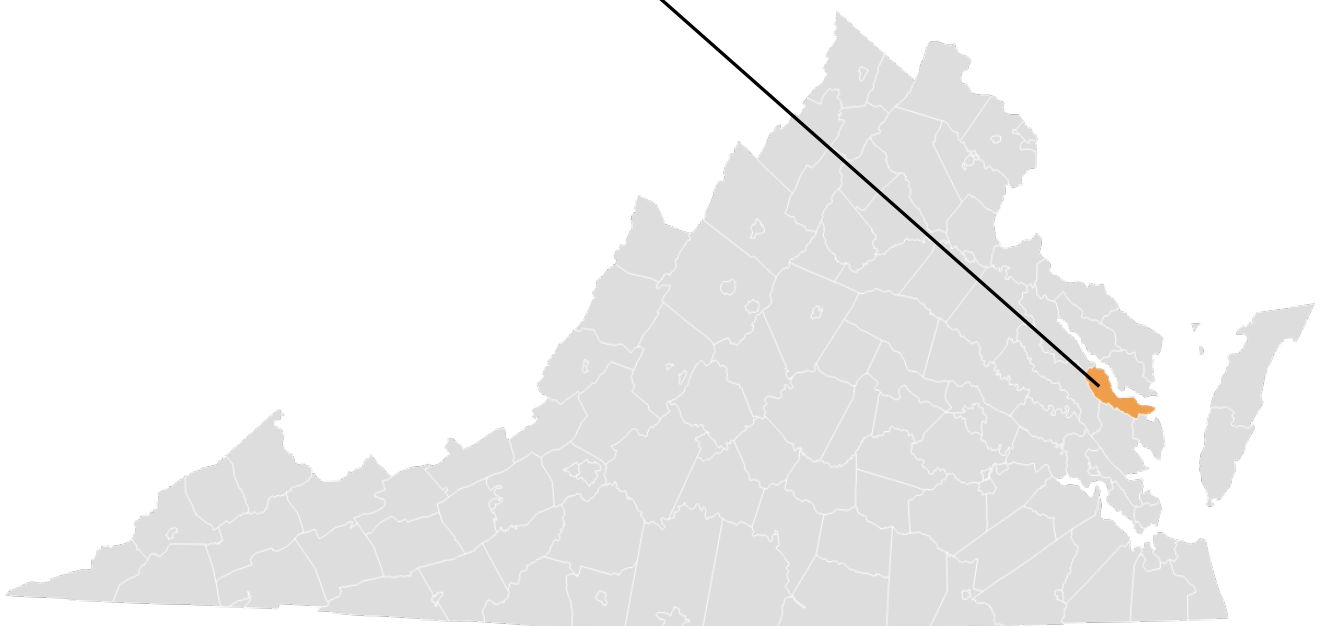
Source: Virginia REALTORS®, data accessed July 15, 2026

2ND QUARTER 2026 MIDDLESEX COUNTY

CURRENT CONDITIONS

YEAR-TO-DATE CONDITIONS

INDICATOR	2026 - Q2	2025 - Q2	Chg	2026 YTD	2025 YTD	Chg
CLOSED SALES	67	60	11.7%	106	108	-1.9%
PENDING SALES	77	61	26.2%	123	97	26.8%
MEDIAN SOLD PRICE (\$)	429,450	392,853	9.3%	428,000	373,400	14.6%
SOLD VOLUME (\$ in Millions)	36.2	30.6	18.2%	57.1	53.0	7.7%
AVG. SOLD/LIST RATIO	97.5%	99.2%	-1.7%	96.3%	98.5%	-2.2%
MEDIAN DAYS ON MARKET	46	35	11	51	35	16
ACTIVE LISTINGS	94	89	5.6%	94	89	5.6%
MONTHS OF SUPPLY	5.1	5.2	-0.1	5.1	5.2	-0.1



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

Chesapeake Bay & Rivers

HISTORICAL MARKET DATA



2ND QUARTER

2020 - 2026

2ND QUARTER HISTORICAL MARKET DATA

CLOSED SALES	2020 - Q2	2021 - Q2	2022 - Q2	2023 - Q2	2024 - Q2	2025 - Q2	2026 - Q2
Chesapeake Bay & Rivers	388	491	430	323	331	340	380
Gloucester County	179	214	157	147	143	135	146
King & Queen County	21	24	13	18	18	23	16
King William County	100	106	112	67	76	80	113
Mathews County	38	59	78	45	40	42	38
Middlesex County	50	88	70	46	54	60	67
PENDING SALES	2020 - Q2	2021 - Q2	2022 - Q2	2023 - Q2	2024 - Q2	2025 - Q2	2026 - Q2
Chesapeake Bay & Rivers	498	508	370	301	339	357	402
Gloucester County	206	203	132	135	133	138	155
King & Queen County	21	35	14	18	23	32	17
King William County	114	113	107	66	80	79	116
Mathews County	74	77	63	40	52	47	37
Middlesex County	83	80	54	42	51	61	77

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

2ND QUARTER HISTORICAL MARKET DATA

MEDIAN SOLD PRICE (\$)	2020 - Q2	2021 - Q2	2022 - Q2	2023 - Q2	2024 - Q2	2025 - Q2	2026 - Q2
Chesapeake Bay & Rivers	240,000	288,500	326,635	337,273	358,900	367,053	369,950
Gloucester County	256,000	299,900	329,900	340,100	358,900	355,000	379,900
King & Queen County	170,000	277,500	285,000	266,613	276,725	324,950	312,250
King William County	234,000	267,500	310,000	337,545	351,000	369,950	342,950
Mathews County	229,333	399,000	372,000	380,000	330,000	425,000	349,000
Middlesex County	247,000	300,000	371,000	378,000	392,000	392,853	429,450
SOLD DOLLAR VOLUME (\$ in millions)	2020 - Q2	2021 - Q2	2022 - Q2	2023 - Q2	2024 - Q2	2025 - Q2	2026 - Q2
Chesapeake Bay & Rivers	105.8	173.1	160.9	121.8	133.0	143.4	166.9
Gloucester County	50.7	76.0	57.0	55.0	56.6	52.6	61.6
King & Queen County	4.2	7.3	3.8	5.9	6.9	9.1	5.1
King William County	26.0	29.5	35.4	23.3	27.7	29.2	44.3
Mathews County	10.7	24.8	36.2	18.2	17.6	21.9	19.7
Middlesex County	14.2	35.4	28.5	19.3	24.2	30.6	36.2

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

2ND QUARTER HISTORICAL MARKET DATA

AVG SOLD/LIST RATIO	<i>2020 - Q2</i>	<i>2021 - Q2</i>	<i>2022 - Q2</i>	<i>2023 - Q2</i>	<i>2024 - Q2</i>	<i>2025 - Q2</i>	<i>2026 - Q2</i>
Chesapeake Bay & Rivers	98.1%	100.0%	100.5%	99.2%	99.0%	99.4%	98.9%
Gloucester County	99.1%	100.6%	101.3%	100.5%	99.5%	99.1%	99.2%
King & Queen County	98.3%	100.8%	100.0%	100.9%	96.8%	99.6%	99.0%
King William County	99.2%	101.7%	101.7%	99.5%	99.9%	99.2%	100.4%
Mathews County	95.6%	99.1%	97.9%	96.3%	96.6%	100.4%	95.8%
Middlesex County	94.5%	96.9%	99.8%	96.8%	98.6%	99.2%	97.5%
MEDIAN DOM (DAYS)	<i>2020 - Q2</i>	<i>2021 - Q2</i>	<i>2022 - Q2</i>	<i>2023 - Q2</i>	<i>2024 - Q2</i>	<i>2025 - Q2</i>	<i>2026 - Q2</i>
Chesapeake Bay & Rivers	27	10	7	12	17	21	26
Gloucester County	16	7	5	9	12	15	17
King & Queen County	16	16	7	6	10	24	18
King William County	28	6	6	11	22	16	22
Mathews County	103	17	15	25	27	16	47
Middlesex County	45	45	29	34	37	35	46

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

2ND QUARTER HISTORICAL MARKET DATA

ACTIVE LISTINGS (end of quarter)	2020 - Q2	2021 - Q2	2022 - Q2	2023 - Q2	2024 - Q2	2025 - Q2	2026 - Q2
Chesapeake Bay & Rivers	510	273	287	245	350	405	455
Gloucester County	146	85	99	78	112	159	181
King & Queen County	30	11	9	11	17	16	19
King William County	82	57	72	46	92	85	96
Mathews County	106	68	41	52	56	56	65
Middlesex County	146	52	66	58	73	89	94
MONTHS OF SUPPLY	2020 - Q2	2021 - Q2	2022 - Q2	2023 - Q2	2024 - Q2	2025 - Q2	2026 - Q2
Chesapeake Bay & Rivers	4.3	1.9	2.1	2.3	4.8	4.2	4.4
Gloucester County	2.9	1.4	1.8	1.5	4.1	4.2	4.4
King & Queen County	5.7	1.5	1.5	3.0	5.0	2.5	3.1
King William County	2.8	1.9	2.3	1.9	5.2	3.8	3.5
Mathews County	7.0	3.3	1.9	4.4	5.1	4.6	6.1
Middlesex County	7.7	1.8	2.8	3.7	5.7	5.2	5.1

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



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.

All inquiries regarding this report may be directed to:

Robin Spensieri
Virginia REALTORS® Vice President of Communications and Media Relations
rspensieri@virginiarealtors.org
804-622-7954

Data and analysis provided by the Virginia REALTORS® Research Team:

Ryan Price
Virginia REALTORS® Chief Economist
rprice@virginiarealtors.org

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.