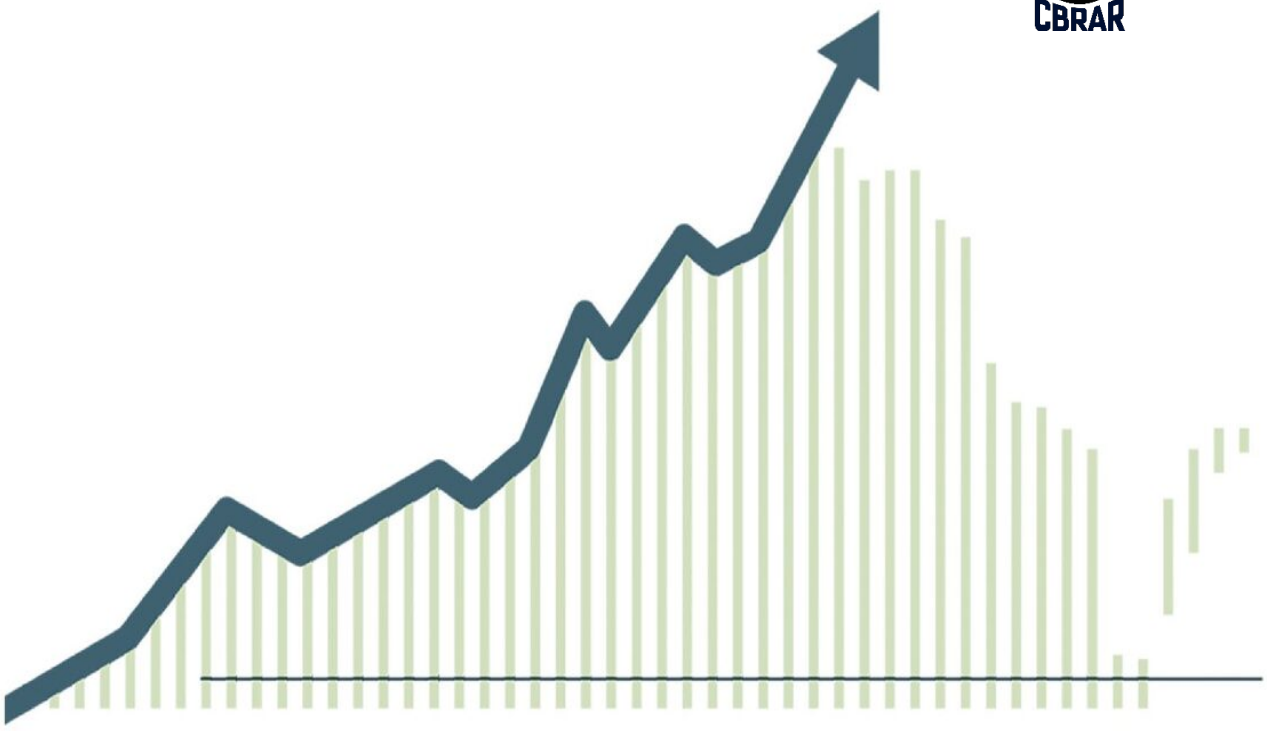
Virginia REALTORS®

CBRAR



CBRAR CHESAPEAKE BAY & RIVERS HOUSING MARKET REPORT

Q3-2026

CUSTOM REPORT PREPARED BY

VIRGINIA REALTORS®

Chesapeake Bay & Rivers

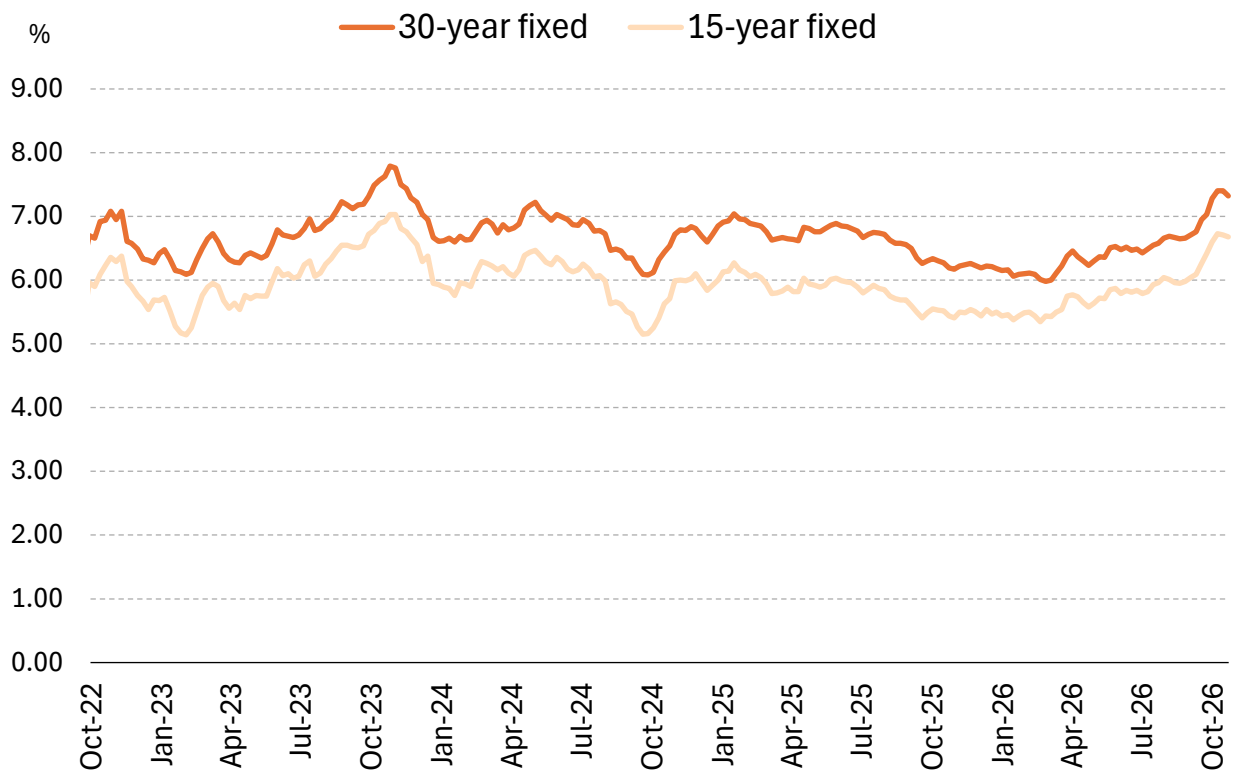
Regional Market Dashboard

CBRAR Footprint	*2026 - Q3*	*2025 - Q3*	*Change*
CLOSED SALES	**368**	359	*2.5%*
PENDING SALES	**329**	305	*7.9%*
MEDIAN SOLD PRICE	**$375,000**	$367,535	*2.0%*
SOLD DOLLAR VOLUME	**$159.4**	$151.1	*5.5%*
AVG. SOLD/LIST PRICE RATIO	**99.6%**	99.3%	*0.3%* (PERCENTAGE POINTS)
MEDIAN DAYS ON MARKET	**23**	25	*-2* (DAYS)
ACTIVE LISTINGS	**510**	409	*24.7%*
MONTHS OF SUPPLY	**4.9**	4.1	*0.8* (MONTHS)

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

Mortgage Rate Tracker

Weekly Average	***October 22, 2026***	*1 month ago*	*1 year ago*
30-YEAR FIXED MORTGAGE	**7.32%**	7.03%	6.19%
15-YEAR FIXED MORTGAGE	**6.68%**	6.42%	5.44%



Source: Freddie Mac

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Chesapeake Bay & Rivers

HOUSING MARKET CONDITIONS



3RD QUARTER

2026

Q3-2026 Chesapeake Bay & Rivers

REGIONAL MARKET SUMMARY

Market Activity: The Chesapeake Bay & Rivers regional housing market saw increased activity in Q3 2026. Closed sales activity was up in three out of five local markets. Overall, 368 homes were sold regionwide in the third quarter, which is nine more than a year ago (+3%). Mathews County (+27%) saw the largest percentage increase in sales across the region. Additionally, three out of five local markets saw a rise in pending sales.

Price Trends: Home prices continued their upward trend across the region in the third quarter of the year. The third quarter median sales price climbed more than $7K from a year ago to $375,000, a 2% gain, while price growth varied across CBRAR's local markets. Gloucester County was the only area where the median sales price increased compared to last year, rising by $9,900 (+3%).

Inventory Conditions: The inventory of active listings in the region expanded in the third quarter. There were 510 active listings at the end of the third quarter, an influx of 101 listings compared to last year (+25%). Months of supply in the third quarter was 4.5 months, which is up from 4.1 months a year ago, suggesting movement towards more balanced market conditions. Furthermore, homes stayed on the market for a little over three weeks across the region (23 days).

Outlook: A higher interest rate environment along with overall economic uncertainty are likely to dampen market conditions. Listing growth has been consistently strong in the Chesapeake Bay & Rivers region over the past couple of years, and if this trend holds, buyers in the market will have more options to choose from, providing supply-side relief.

Chesapeake Bay & Rivers

REGIONAL MARKET SNAPSHOTS

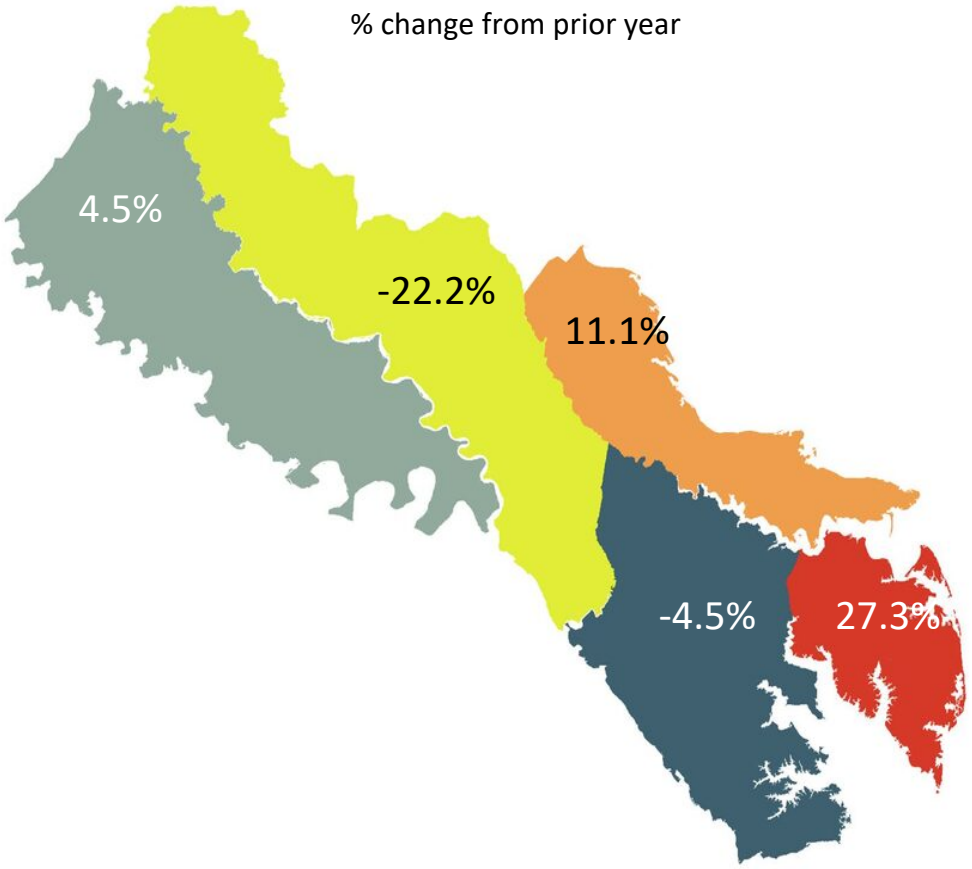


3RD QUARTER

2026

Chesapeake Bay & Rivers Regional Market Snapshot

CLOSED SALES

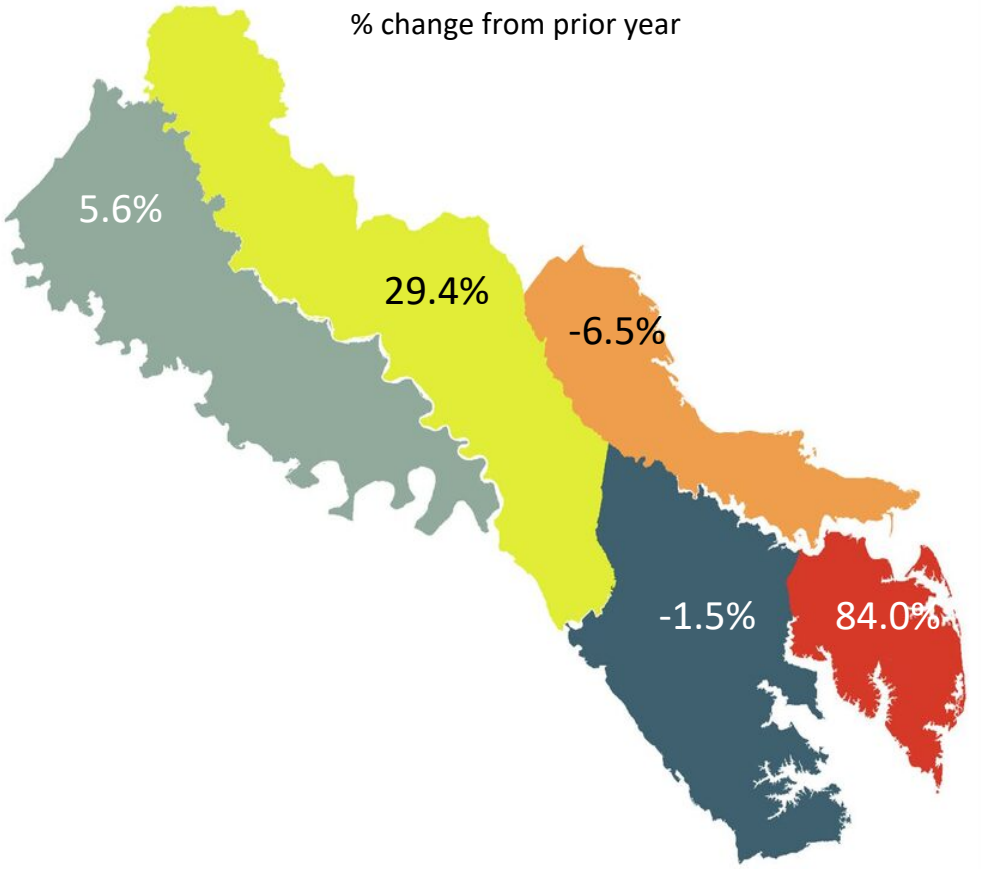


Local Market	***2026 - Q3***	*2025 - Q3*	*% Change*
Gloucester County	**150**	157	-4.5%
King & Queen County	**14**	18	-22.2%
King William County	**92**	88	4.5%
Mathews County	**42**	33	27.3%
Middlesex County	**70**	63	11.1%

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

Chesapeake Bay & Rivers Regional Market Snapshot

PENDING SALES

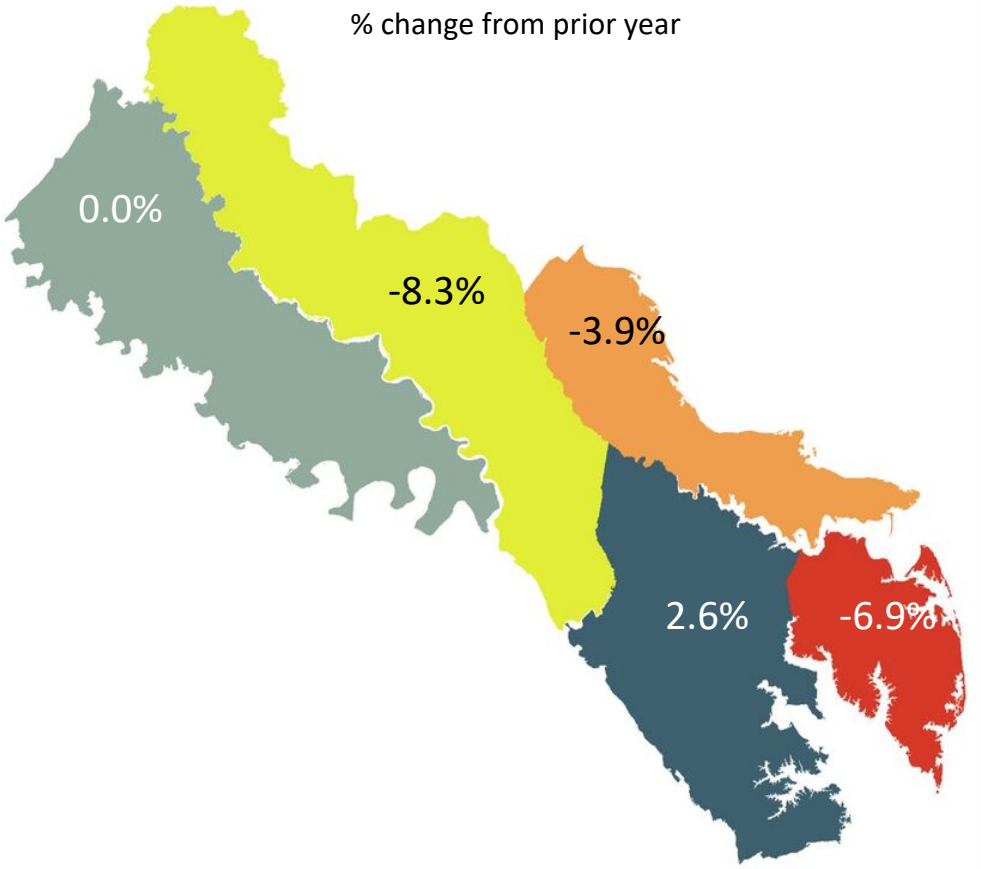


Local Market	***2026 - Q3***	*2025 - Q3*	*% Change*
Gloucester County	**128**	130	-1.5%
King & Queen County	**22**	17	29.4%
King William County	**75**	71	5.6%
Mathews County	**46**	25	84.0%
Middlesex County	**58**	62	-6.5%

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

Chesapeake Bay & Rivers Regional Market Snapshot

MEDIAN SOLD PRICE

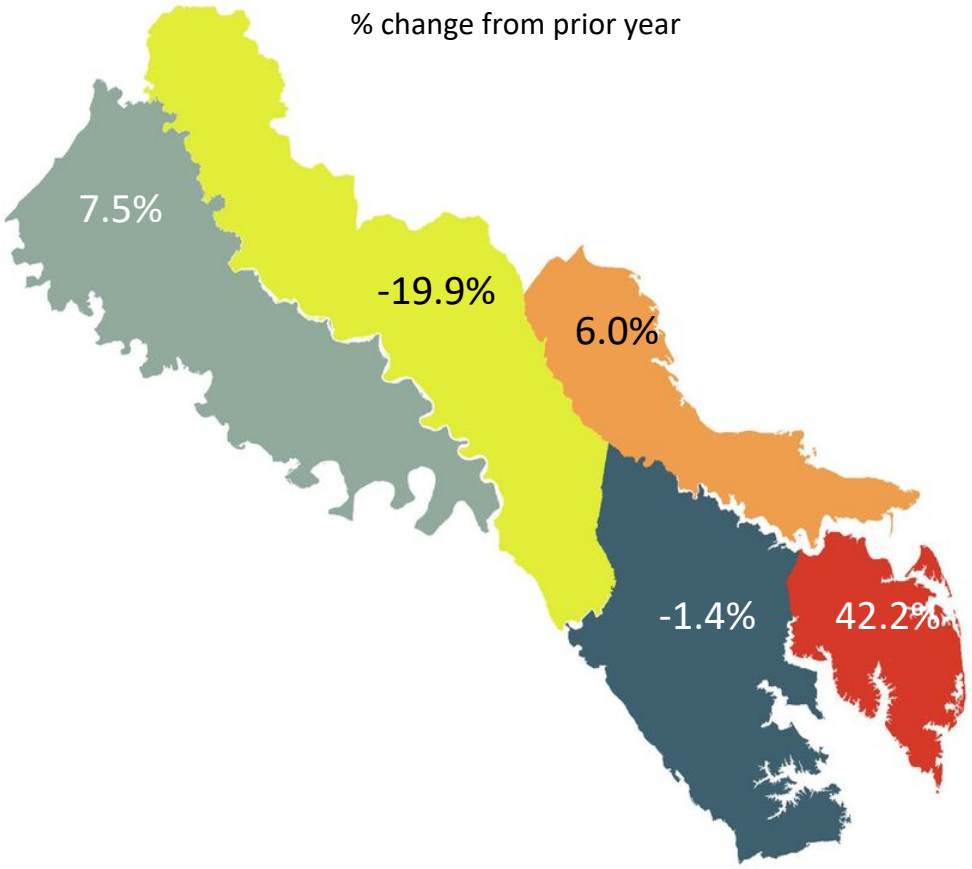


Local Market	***2026 - Q3***	*2025 - Q3*	*% Change*
Gloucester County	**$384,900**	$375,000	2.6%
King & Queen County	**$302,500**	$329,900	-8.3%
King William County	**$365,000**	$365,000	0.0%
Mathews County	**$332,500**	$357,000	-6.9%
Middlesex County	**$392,500**	$408,500	-3.9%

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

Chesapeake Bay & Rivers Regional Market Snapshot

SOLD DOLLAR VOLUME (in millions)

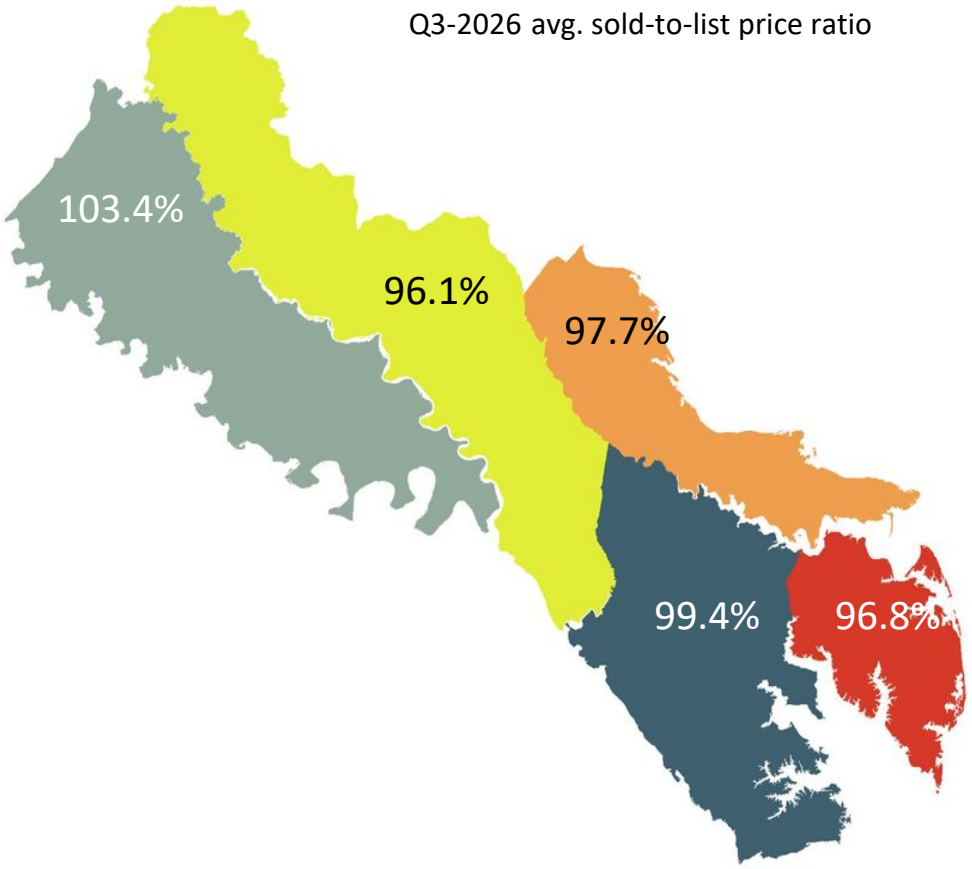


Local Market	***2026 - Q3***	*2025 - Q3*	*% Change*
Gloucester County	**$66.5**	$67.4	-1.4%
King & Queen County	**$4.7**	$5.8	-19.9%
King William County	**$33.8**	$31.5	7.5%
Mathews County	**$20.5**	$14.4	42.2%
Middlesex County	**34**	32	6.0%

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

Chesapeake Bay & Rivers Regional Market Snapshot

AVERAGE SOLD-TO-LIST PRICE RATIO

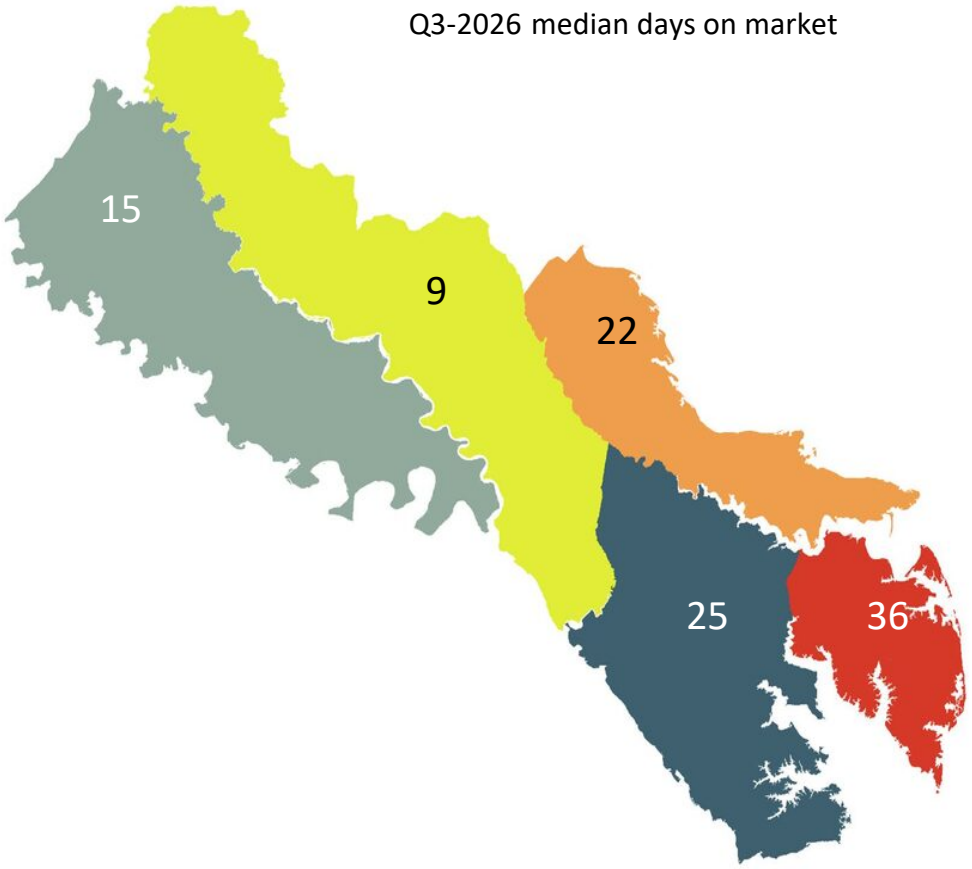


Local Market	***2026 - Q3***	*2025 - Q3*	*Pct. Point Change*
Gloucester County	**99.4%**	99.2%	0.2%
King & Queen County	**96.1%**	97.4%	-1.2%
King William County	**103.4%**	99.4%	3.9%
Mathews County	**96.8%**	97.3%	-0.5%
Middlesex County	**97.7%**	101.0%	-3.3%

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

Chesapeake Bay & Rivers Regional Market Snapshot

MEDIAN DAYS ON MARKET

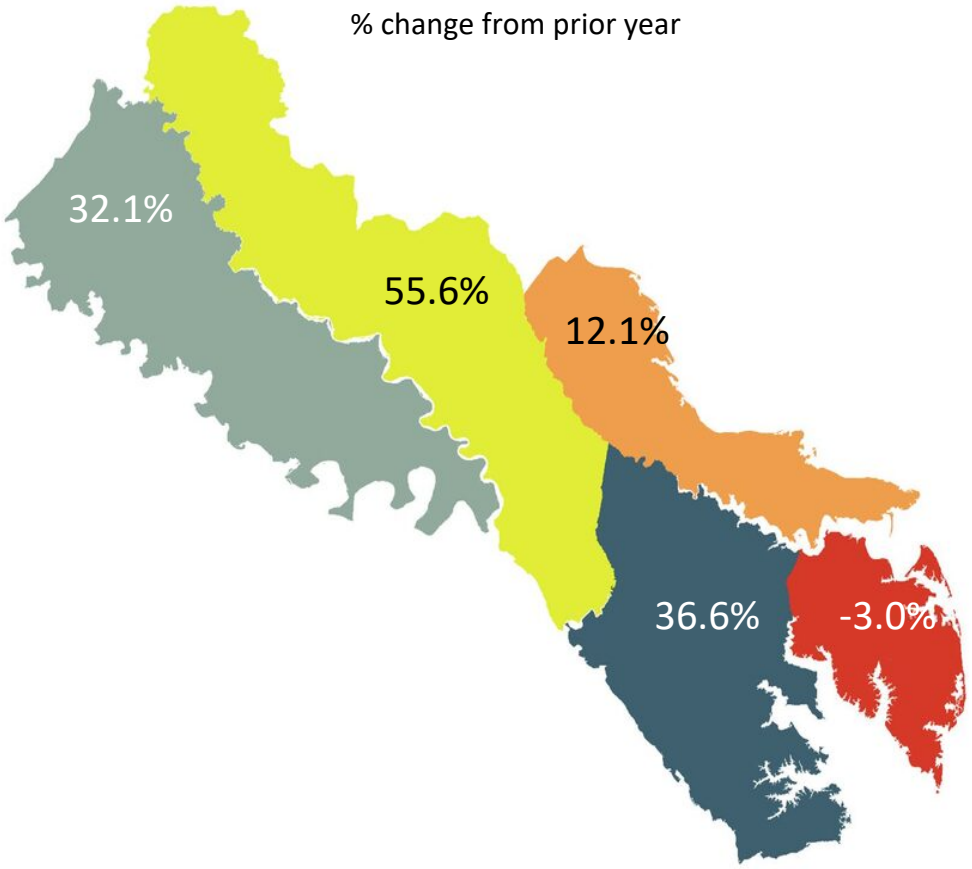


Local Market	***2026 - Q3***	*2025 - Q3*	*Change in Days*
Gloucester County	**25**	22	3
King & Queen County	**9**	9	1
King William County	**15**	24	-9
Mathews County	**36**	56	-20
Middlesex County	**22**	30	-8

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

Chesapeake Bay & Rivers Regional Market Snapshot

ACTIVE LISTINGS

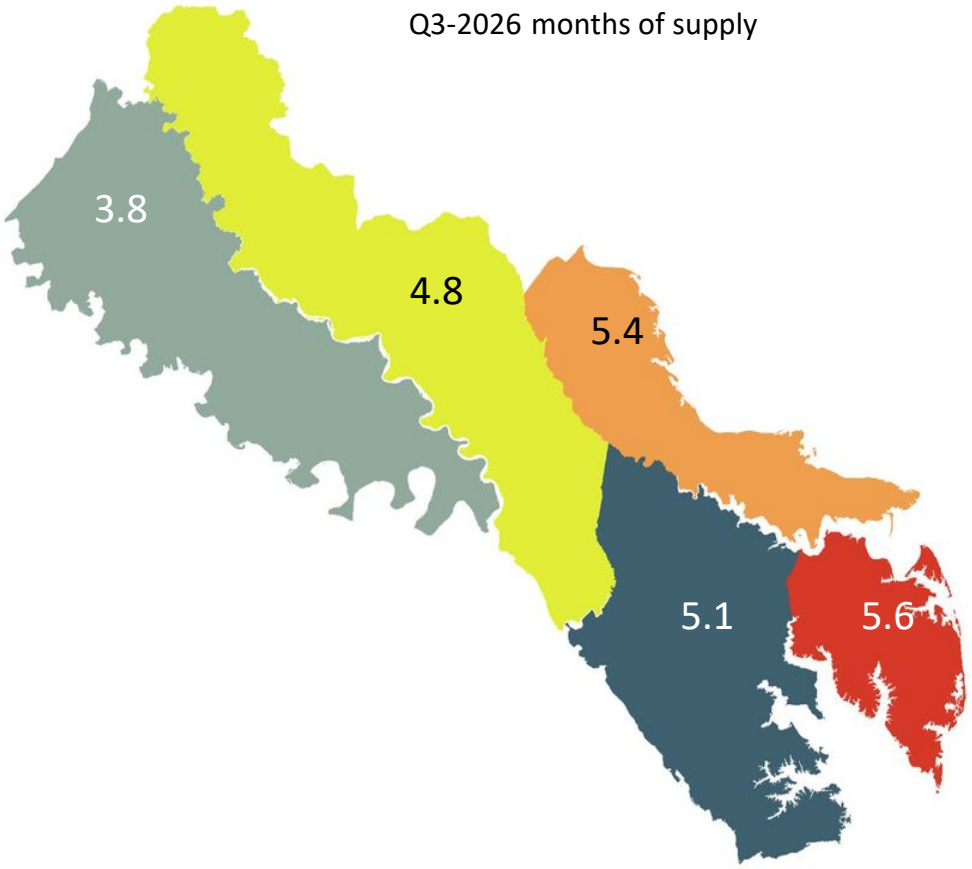


Local Market	***2026 - Q3***	*2025 - Q3*	*% Change*
Gloucester County	**209**	153	36.6%
King & Queen County	**28**	18	55.6%
King William County	**107**	81	32.1%
Mathews County	**64**	66	-3.0%
Middlesex County	**102**	91	12.1%

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

Chesapeake Bay & Rivers Regional Market Snapshot

MONTHS OF SUPPLY



Local Market	***2026 - Q3***	*2025 - Q3*	*Change in Months*
Gloucester County	**5.1**	3.8	1.4
King & Queen County	**4.8**	3.0	1.8
King William County	**3.8**	3.3	0.5
Mathews County	**5.6**	6.2	-0.6
Middlesex County	**5.4**	5.1	0.2

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

Chesapeake Bay & Rivers

LOCAL MARKET DASHBOARDS

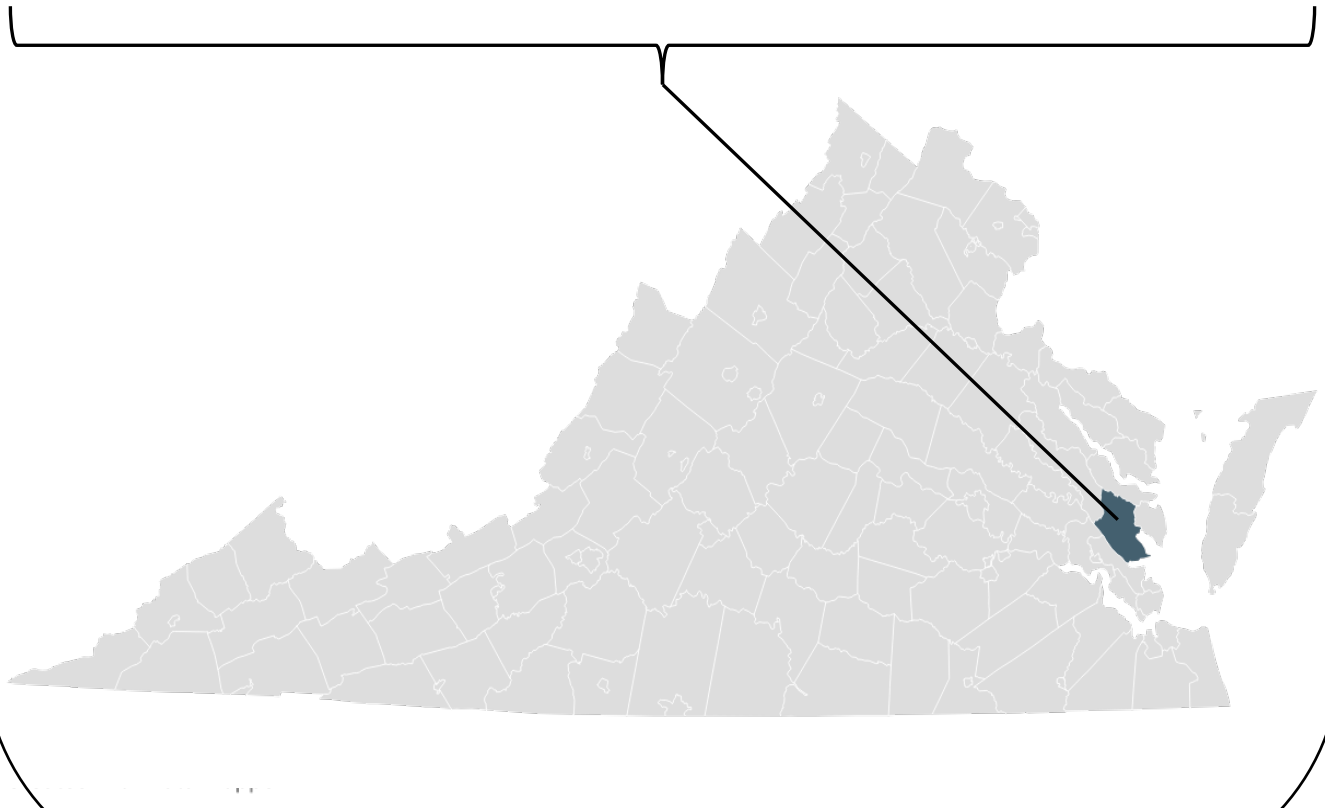


3RD QUARTER

2026

3RD QUARTER 2026 GLOUCESTER COUNTY

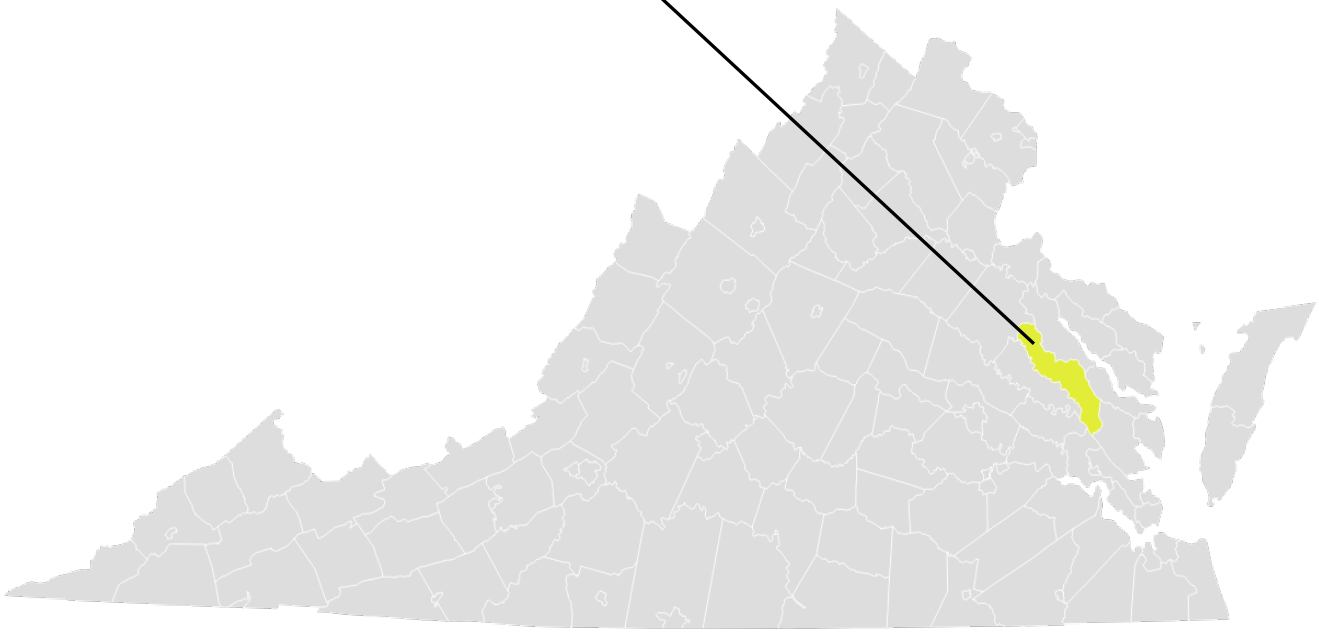
	CURRENT CONDITIONS			*YEAR-TO-DATE CONDITIONS*		
INDICATOR	***2026 - Q3***	*2025 - Q3*	*Chg*	***2026 YTD***	*2025 YTD*	*Chg*
CLOSED SALES	**150**	157	-4.5%	**382**	379	0.8%
PENDING SALES	**128**	130	-1.5%	**373**	372	0.3%
MEDIAN SOLD PRICE ($)	**384,900**	375,000	2.6%	**389,000**	359,950	8.1%
SOLD VOLUME ($ in Millions)	**66.5**	67.4	-1.4%	**165.5**	151.8	9.0%
AVG. SOLD/LIST RATIO	**99.4%**	99.2%	0.2%	**98.9%**	98.8%	0.1%
MEDIAN DAYS ON MARKET	**25**	22	3	**23**	20	3
ACTIVE LISTINGS	**209**	153	36.6%	**n/a**	n/a	n/a
MONTHS OF SUPPLY	**5.1**	3.8	1.4	**n/a**	n/a	n/a



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

3RD QUARTER 2026 KING & QUEEN CO.

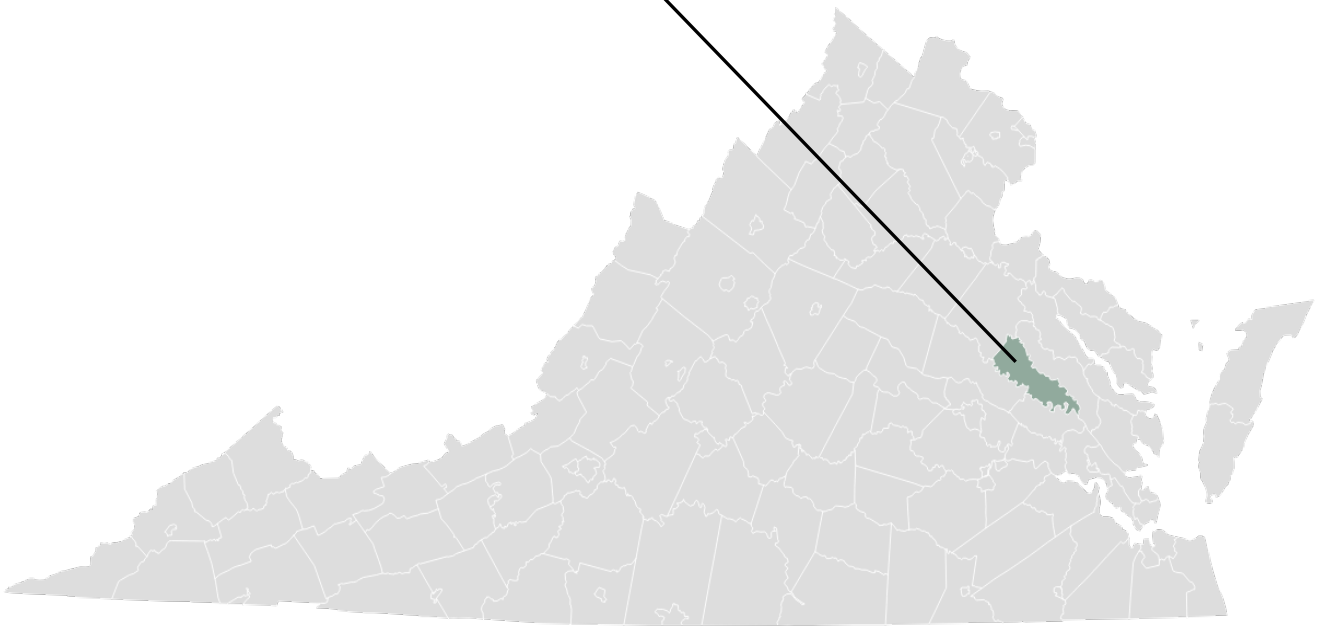
	CURRENT CONDITIONS			*YEAR-TO-DATE CONDITIONS*		
INDICATOR	***2026 - Q3***	*2025 - Q3*	*Chg*	***2026 YTD***	*2025 YTD*	*Chg*
CLOSED SALES	**14**	18	-22.2%	**46**	57	-19.3%
PENDING SALES	**22**	17	29.4%	**61**	66	-7.6%
MEDIAN SOLD PRICE ($)	**302,500**	329,900	-8.3%	**299,750**	324,975	-7.8%
SOLD VOLUME ($ in Millions)	**4.7**	5.8	-19.9%	**14.0**	19.7	-28.9%
AVG. SOLD/LIST RATIO	**96.1%**	97.4%	-1.2%	**97.9%**	98.1%	-0.3%
MEDIAN DAYS ON MARKET	**9**	9	1	**14**	16	-2
ACTIVE LISTINGS	**28**	18	55.6%	**n/a**	n/a	n/a
MONTHS OF SUPPLY	**4.8**	3.0	1.8	**n/a**	n/a	n/a



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

3RD QUARTER 2026 KING WILLIAM CO.

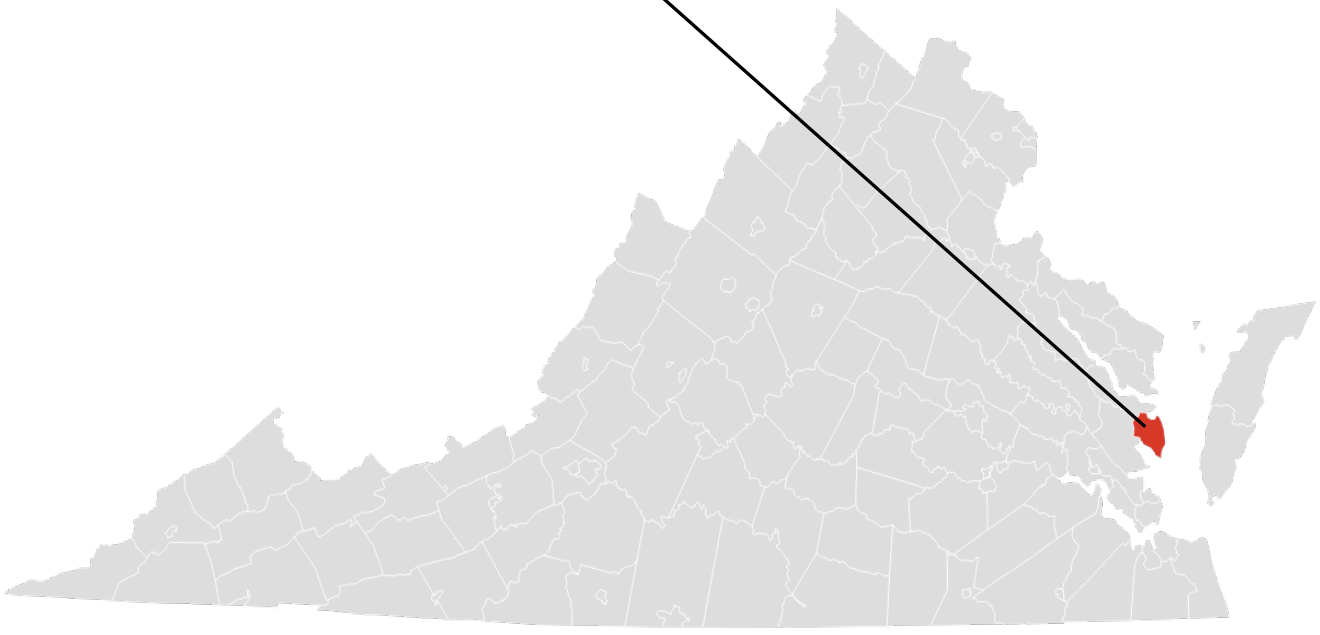
	CURRENT CONDITIONS			*YEAR-TO-DATE CONDITIONS*		
INDICATOR	***2026 - Q3***	*2025 - Q3*	*Chg*	***2026 YTD***	*2025 YTD*	*Chg*
CLOSED SALES	**92**	88	4.5%	**265**	241	10.0%
PENDING SALES	**75**	71	5.6%	**280**	258	8.5%
MEDIAN SOLD PRICE ($)	**365,000**	365,000	0.0%	**358,475**	363,100	-1.3%
SOLD VOLUME ($ in Millions)	**33.8**	31.5	7.5%	**101.2**	85.7	18.1%
AVG. SOLD/LIST RATIO	**103.4%**	99.4%	3.9%	**101.2%**	99.4%	1.7%
MEDIAN DAYS ON MARKET	**15**	24	-9	**24**	23	1
ACTIVE LISTINGS	**107**	81	32.1%	**n/a**	n/a	n/a
MONTHS OF SUPPLY	**3.8**	3.3	0.5	**n/a**	n/a	n/a



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

3RD QUARTER 2026 MATHEWS COUNTY

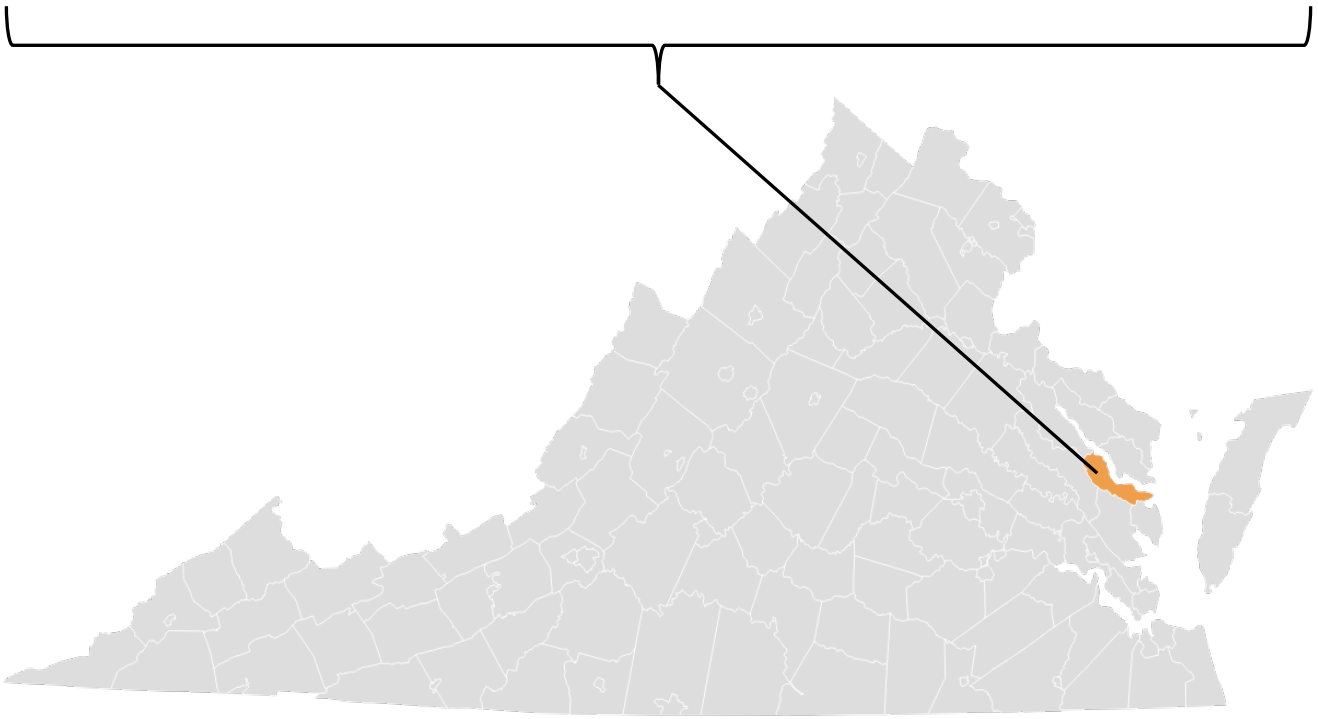
	CURRENT CONDITIONS			YEAR-TO-DATE CONDITIONS		
INDICATOR	***2026 - Q3***	*2025 - Q3*	*Chg*	***2026 YTD***	*2025 YTD*	*Chg*
CLOSED SALES	**42**	33	27.3%	**106**	105	1.0%
PENDING SALES	**46**	25	84.0%	**110**	101	8.9%
MEDIAN SOLD PRICE ($)	**332,500**	357,000	-6.9%	**330,000**	383,500	-14.0%
SOLD VOLUME ($ in Millions)	**20.5**	14.4	42.2%	**51.0**	51.9	-1.6%
AVG. SOLD/LIST RATIO	**96.8%**	97.3%	-0.5%	**96.8%**	98.0%	-1.2%
MEDIAN DAYS ON MARKET	**36**	56	-20	**40**	29	11
ACTIVE LISTINGS	**64**	66	-3.0%	**n/a**	n/a	n/a
MONTHS OF SUPPLY	**5.6**	6.2	-0.6	**n/a**	n/a	n/a



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

3RD QUARTER 2026 MIDDLESEX COUNTY

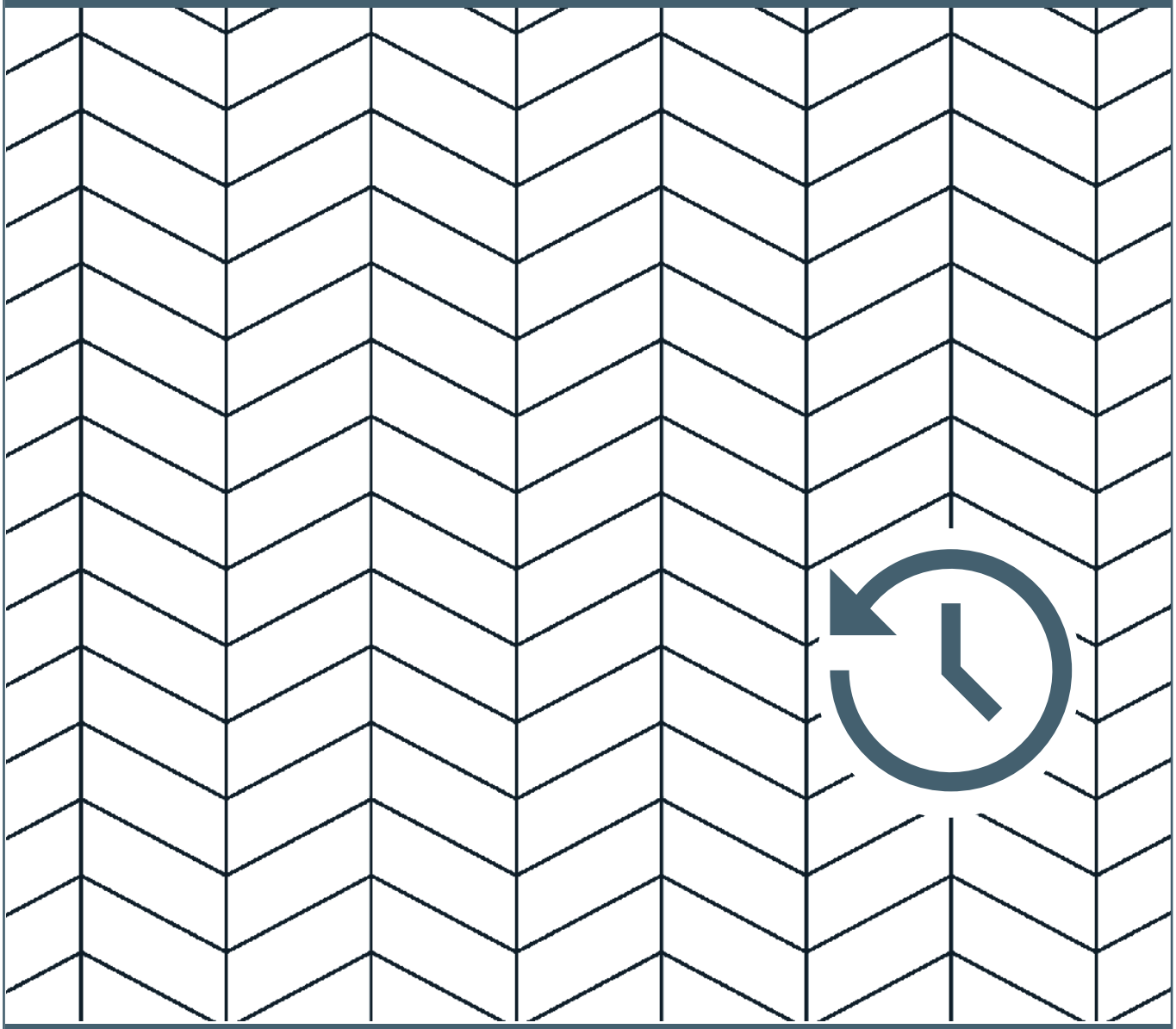
	CURRENT CONDITIONS			YEAR-TO-DATE CONDITIONS		
INDICATOR	***2026 - Q3***	*2025 - Q3*	*Chg*	***2026 YTD***	*2025 YTD*	*Chg*
CLOSED SALES	**70**	63	11.1%	**176**	171	2.9%
PENDING SALES	**58**	62	-6.5%	**181**	159	13.8%
MEDIAN SOLD PRICE ($)	**392,500**	408,500	-3.9%	**423,500**	386,150	9.7%
SOLD VOLUME ($ in Millions)	**33.8**	31.9	6.0%	**90.9**	84.9	7.1%
AVG. SOLD/LIST RATIO	**97.7%**	101.0%	-3.3%	**96.8%**	99.4%	-2.6%
MEDIAN DAYS ON MARKET	**22**	30	-8	**43**	32	12
ACTIVE LISTINGS	**102**	91	12.1%	**n/a**	n/a	n/a
MONTHS OF SUPPLY	**5.4**	5.1	0.2	**n/a**	n/a	n/a



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

Chesapeake Bay & Rivers

HISTORICAL MARKET DATA



3RD QUARTER

2020 - 2026

3RD QUARTER HISTORICAL MARKET DATA

CLOSED SALES	2020 - Q3	2021 - Q3	2022 - Q3	2023 - Q3	2024 - Q3	2025 - Q3	2026 - Q3
Chesapeake Bay & Rivers	**527**	**482**	**410**	**276**	**320**	**359**	**368**
Gloucester County	218	188	179	118	127	157	150
King & Queen County	16	26	18	18	13	18	14
King William County	110	124	103	61	71	88	92
Mathews County	87	76	46	36	52	33	42
Middlesex County	96	68	64	43	57	63	70

PENDING SALES	2020 - Q3	2021 - Q3	2022 - Q3	2023 - Q3	2024 - Q3	2025 - Q3	2026 - Q3
Chesapeake Bay & Rivers	**505**	**438**	**304**	**271**	**327**	**305**	**329**
Gloucester County	203	158	123	105	122	130	128
King & Queen County	22	19	14	16	18	17	22
King William County	111	118	85	67	74	71	75
Mathews County	79	68	34	41	42	25	46
Middlesex County	90	75	48	42	71	62	58

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

3RD QUARTER HISTORICAL MARKET DATA

MEDIAN SOLD PRICE ($)	2020 - Q3	2021 - Q3	2022 - Q3	2023 - Q3	2024 - Q3	2025 - Q3	2026 - Q3
Chesapeake Bay & Rivers	**253,800**	**285,000**	**319,975**	**339,000**	**356,609**	**367,535**	**375,000**
Gloucester County	269,000	286,000	316,488	342,000	364,000	375,000	384,900
King & Queen County	186,975	265,250	267,500	274,000	202,000	329,900	302,500
King William County	237,750	270,000	319,975	335,000	349,975	365,000	365,000
Mathews County	265,000	343,250	375,000	350,000	357,500	357,000	332,500
Middlesex County	266,000	350,000	357,000	350,000	391,000	408,500	392,500

SOLD DOLLAR VOLUME ($ in millions)	2020 - Q3	2021 - Q3	2022 - Q3	2023 - Q3	2024 - Q3	2025 - Q3	2026 - Q3
Chesapeake Bay & Rivers	**151.9**	**159.4**	**145.1**	**104.6**	**131.4**	**151.1**	**159.4**
Gloucester County	61.7	57.8	61.5	45.9	53.7	67.4	66.5
King & Queen County	3.2	7.2	5.0	5.8	3.4	5.8	4.7
King William County	26.9	37.0	33.1	20.5	25.3	31.5	33.8
Mathews County	30.1	27.8	20.5	16.8	21.3	14.4	20.5
Middlesex County	30.0	29.7	24.8	15.7	27.6	31.9	33.8

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

3RD QUARTER HISTORICAL MARKET DATA

AVG SOLD/LIST RATIO	2020 - Q3	2021 - Q3	2022 - Q3	2023 - Q3	2024 - Q3	2025 - Q3	2026 - Q3
Chesapeake Bay & Rivers	**98.0%**	**100.3%**	**99.7%**	**99.0%**	**99.8%**	**99.3%**	**99.6%**
Gloucester County	99.1%	101.8%	99.5%	99.1%	101.3%	99.2%	99.4%
King & Queen County	97.9%	100.5%	102.4%	97.8%	102.2%	97.4%	96.1%
King William County	99.6%	100.4%	101.0%	100.1%	99.0%	99.4%	103.4%
Mathews County	94.9%	98.2%	98.1%	97.8%	98.3%	97.3%	96.8%
Middlesex County	96.7%	98.2%	98.6%	98.9%	98.4%	101.0%	97.7%

MEDIAN DOM (DAYS)	2020 - Q3	2021 - Q3	2022 - Q3	2023 - Q3	2024 - Q3	2025 - Q3	2026 - Q3
Chesapeake Bay & Rivers	**26**	**9**	**14**	**15**	**20**	**25**	**23**
Gloucester County	19	8	8	18	16	22	25
King & Queen County	23	7	23	8	15	9	9
King William County	21	7	15	7	31	24	15
Mathews County	51	15	21	13	20	56	36
Middlesex County	56	19	38	42	37	30	22

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

3RD QUARTER HISTORICAL MARKET DATA

ACTIVE LISTINGS (end of quarter)	2020 - Q3	2021 - Q3	2022 - Q3	2023 - Q3	2024 - Q3	2025 - Q3	2026 - Q3
Chesapeake Bay & Rivers	**442**	**316**	**269**	**283**	**353**	**409**	**510**
Gloucester County	135	100	102	109	119	153	209
King & Queen County	31	14	11	11	18	18	28
King William County	68	59	52	47	91	81	107
Mathews County	80	68	47	58	53	66	64
Middlesex County	128	75	57	58	72	91	102

MONTHS OF SUPPLY	2020 - Q3	2021 - Q3	2022 - Q3	2023 - Q3	2024 - Q3	2025 - Q3	2026 - Q3
Chesapeake Bay & Rivers	**3.4**	**2.3**	**2.2**	**2.9**	**4.6**	**4.1**	**4.9**
Gloucester County	2.6	1.8	2.1	2.3	4.2	3.8	5.1
King & Queen County	6.0	1.7	2.2	2.6	5.7	3.0	4.8
King William County	2.3	1.9	1.9	2.4	4.9	3.3	3.8
Mathews County	4.9	3.6	2.5	5.1	3.9	6.2	5.6
Middlesex County	5.7	2.9	2.4	3.8	5.4	5.1	5.4

Source: Virginia REALTORS®, data accessed October 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.

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.