



FEBRUARY  
**2026**

# **CBRAR** CHESAPEAKE BAY & RIVERS MARKET INDICATORS REPORT

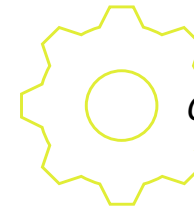
CUSTOM REPORT PREPARED BY  
**VIRGINIA REALTORS®**

# Chesapeake Bay & Rivers Market Indicators Report



## Key Market Trends: February 2026

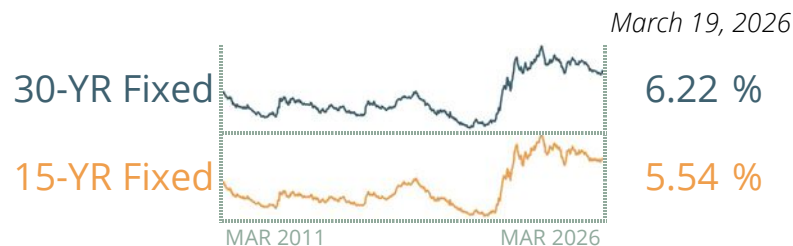
- Sales fell for the second straight month in the Chesapeake Bay & Rivers market.** There were 59 sales in February, down 22.4% or 17 sales from the previous year. Most local markets experienced a drop in sales activity except for Mathews County, which saw no change in the number of transactions this month. Middlesex County had nine fewer sales compared to the same time last year (-50%) while King and Queen County had four fewer transactions (-50%).
- Pending sales continued to decline in the Chesapeake Bay & Rivers area.** Regionwide, there was an 18.8% drop in pending sales activity leading to 78 total in February, 18 fewer than the year prior. King and Queen County and Middlesex County had the same number of pending sales as a year ago. Mathews County was the only market where pending sales grew (+4 pending sales).
- The Chesapeake Bay & Rivers area experienced an increase in home prices this month.** Prices went up 6.3% bringing the median costs of a home to \$379,950 in February, \$22,525 more than a year earlier. For homes sold in Middlesex County, the median price was \$645,000 this month, surging 71.2%, which is \$268,270 more than the year before. Home prices declined the most in King and Queen County with the median price \$82,525 less than last February (-30%).
- Listings were on the rise across the Chesapeake Bay & Rivers footprint.** At the end of February, listings rose 30.4% leading to 382 total listings in the area, 89 more than last year. All local markets saw an increase in active listings this month with Middlesex County seeing 42 more listings come on to the market (+82.3%). Mathews County (+44.4%) and King and Queen County (+166.7%) also saw significant listing gains this month.



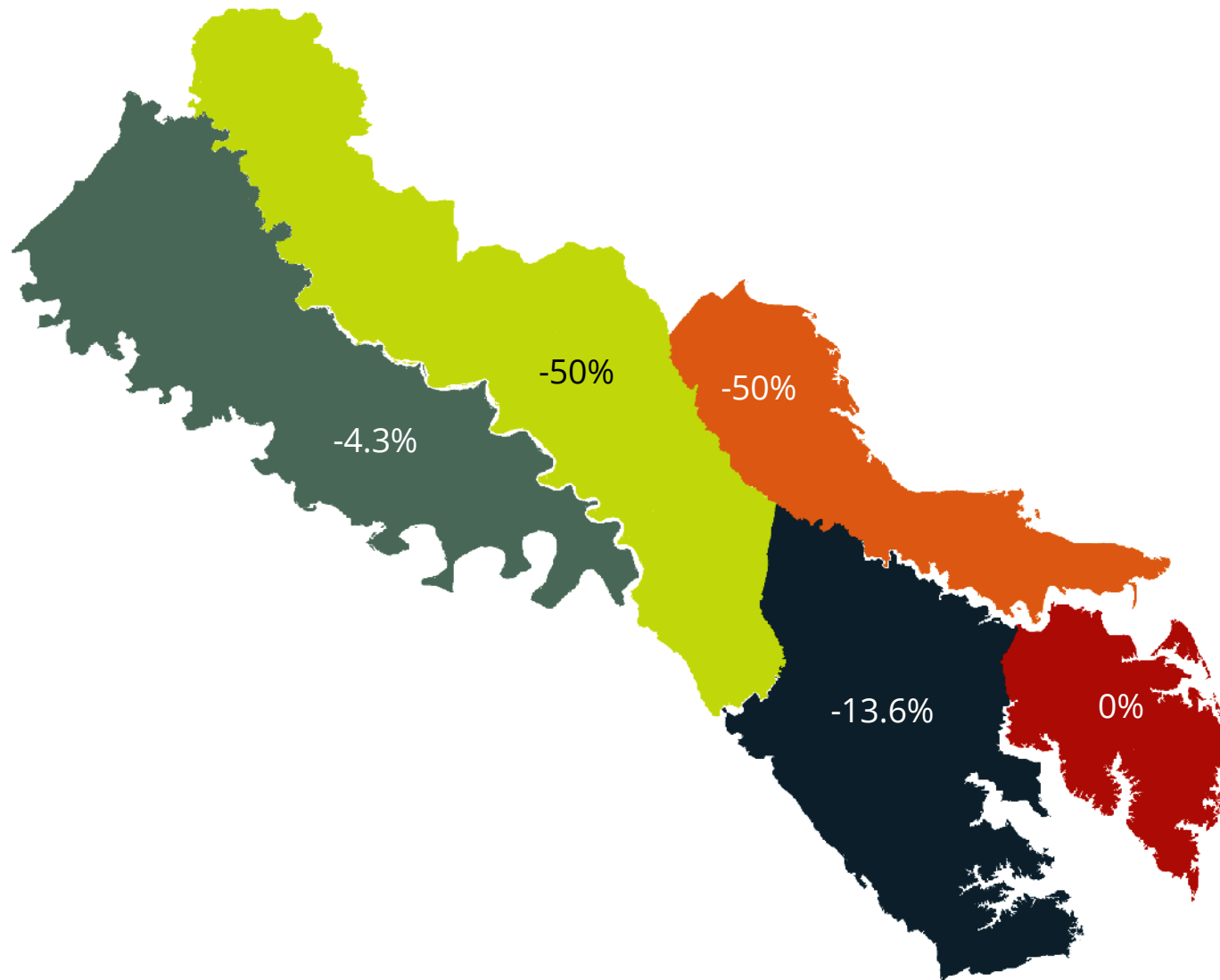
Chesapeake Bay & Rivers Market Dashboard

YoY Chg	Feb-26	Indicator
▼ -22.4%	59	Sales
▼ -18.8%	78	Pending Sales
▲ 17.6%	140	New Listings
▲ 5.6%	\$379,950	Median List Price
▲ 6.3%	\$379,950	Median Sales Price
▲ 1.5%	\$211	Median Price Per Square Foot
▼ -16.1%	\$25.9	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▲ 49.0%	73	Average Days on Market
▲ 30.4%	382	Active Listings
▲ 27.4%	3.8	Months of Supply

INTEREST RATE TRACKER



# Market Activity - Chesapeake Bay & Rivers Footprint



<i>Jurisdiction</i>	Total Sales		
	Feb-25	Feb-26	% Chg
Gloucester County	22	19	-13.6%
King & Queen County	8	4	-50.0%
King William County	23	22	-4.3%
Mathews County	5	5	0.0%
Middlesex County	18	9	-50.0%
<b>Chesapeake Bay &amp; Rivers</b>	<b>76</b>	<b>59</b>	<b>-22.4%</b>

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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		Feb-25	Feb-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Feb-24	Feb-26						
Sales			76	<b>59</b>	-22.4%	149	<b>127</b>	-14.8%
Pending Sales			96	<b>78</b>	-18.8%	178	<b>148</b>	-16.9%
New Listings			119	<b>140</b>	17.6%	250	<b>265</b>	6.0%
Median List Price			\$359,950	<b>\$379,950</b>	5.6%	\$354,900	<b>\$374,900</b>	5.6%
Median Sales Price			\$357,425	<b>\$379,950</b>	6.3%	\$350,000	<b>\$374,900</b>	7.1%
Median Price Per Square Foot			\$208	<b>\$211</b>	1.5%	\$218	<b>\$207</b>	-5.0%
Sold Dollar Volume (in millions)			\$30.8	<b>\$25.9</b>	-16.1%	\$59.8	<b>\$53.5</b>	-10.5%
Median Sold/Ask Price Ratio			100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			49	<b>73</b>	49.0%	58	<b>72</b>	22.9%
Active Listings			293	<b>382</b>	30.4%	n/a	<b>n/a</b>	n/a
Months of Supply			3.0	<b>3.8</b>	27.4%	n/a	<b>n/a</b>	n/a

# Single-Family Detached Market Overview



Key Metrics	2-year Trends		Feb-25	Feb-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Feb-24	Feb-26						
Sales			73	<b>55</b>	-24.7%	141	<b>120</b>	-14.9%
Pending Sales			93	<b>76</b>	-18.3%	172	<b>140</b>	-18.6%
New Listings			115	<b>132</b>	14.8%	236	<b>240</b>	1.7%
Median List Price			\$359,950	<b>\$379,950</b>	5.6%	\$350,000	<b>\$379,950</b>	8.6%
Median Sales Price			\$359,950	<b>\$380,000</b>	5.6%	\$350,000	<b>\$379,950</b>	8.6%
Median Price Per Square Foot			\$209	<b>\$220</b>	5.5%	\$217	<b>\$208</b>	-4.4%
Sold Dollar Volume (in millions)			\$29.8	<b>\$24.7</b>	-17.1%	\$57.2	<b>\$51.3</b>	-10.2%
Median Sold/Ask Price Ratio			100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			49	<b>70</b>	42.8%	61	<b>69</b>	13.3%
Active Listings			271	<b>335</b>	23.6%	n/a	<b>n/a</b>	n/a
Months of Supply			2.9	<b>3.5</b>	22.3%	n/a	<b>n/a</b>	n/a

# Townhome & Condo Market Overview

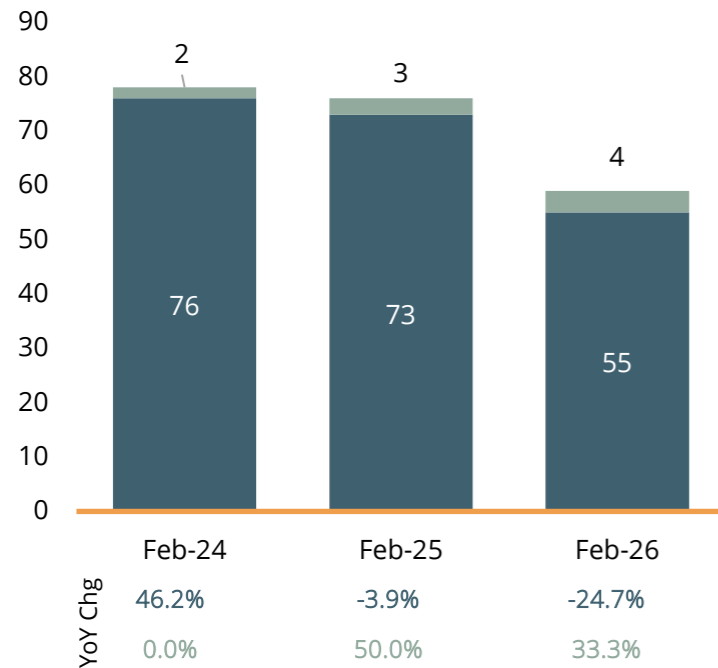


Key Metrics	2-year Trends		Feb-25	Feb-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Feb-24	Feb-26						
Sales			3	<b>4</b>	33.3%	8	<b>7</b>	-12.5%
Pending Sales			3	<b>2</b>	-33.3%	6	<b>8</b>	33.3%
New Listings			4	<b>8</b>	100.0%	14	<b>25</b>	78.6%
Median List Price			\$339,500	<b>\$296,201</b>	-12.8%	\$358,400	<b>\$310,401</b>	-13.4%
Median Sales Price			\$340,000	<b>\$297,701</b>	-12.4%	\$358,400	<b>\$313,401</b>	-12.6%
Median Price Per Square Foot			\$174	<b>\$199</b>	14.4%	\$241	<b>\$204</b>	-15.4%
Sold Dollar Volume (in millions)			\$1.0	<b>\$1.2</b>	14.6%	\$2.6	<b>\$2.2</b>	-16.1%
Median Sold/Ask Price Ratio			100.0%	<b>99.3%</b>	-0.7%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			55	<b>120</b>	117.7%	38	<b>127</b>	236.0%
Active Listings			22	<b>47</b>	113.6%	n/a	<b>n/a</b>	n/a
Months of Supply			5.1	<b>8.3</b>	63.4%	n/a	<b>n/a</b>	n/a

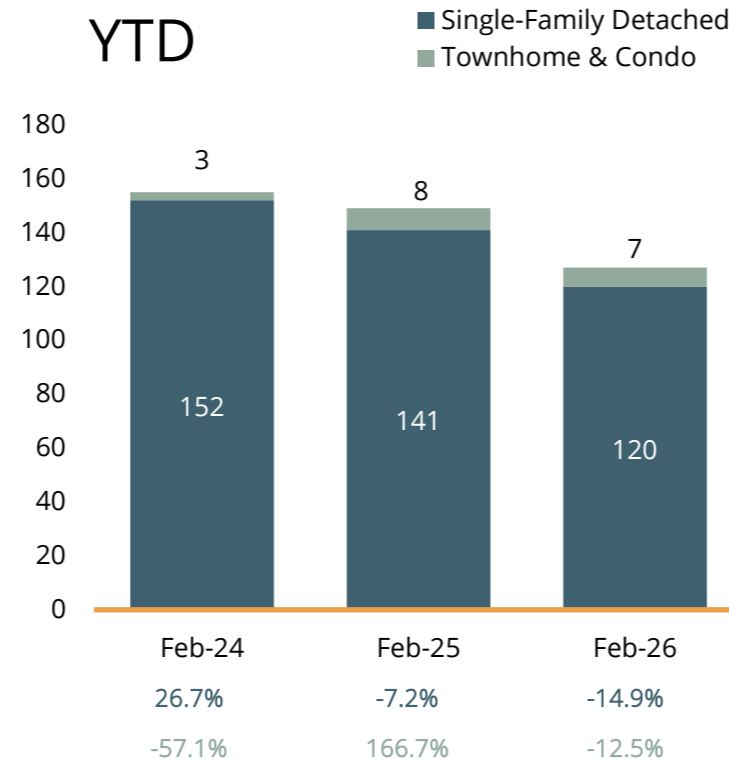
# Sales



## February

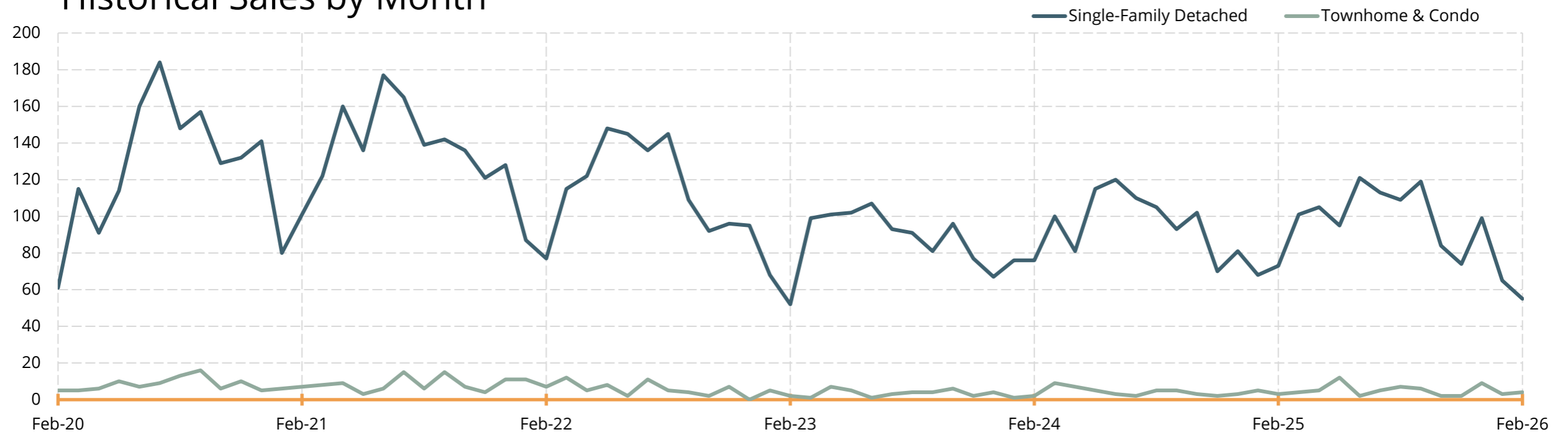


## YTD



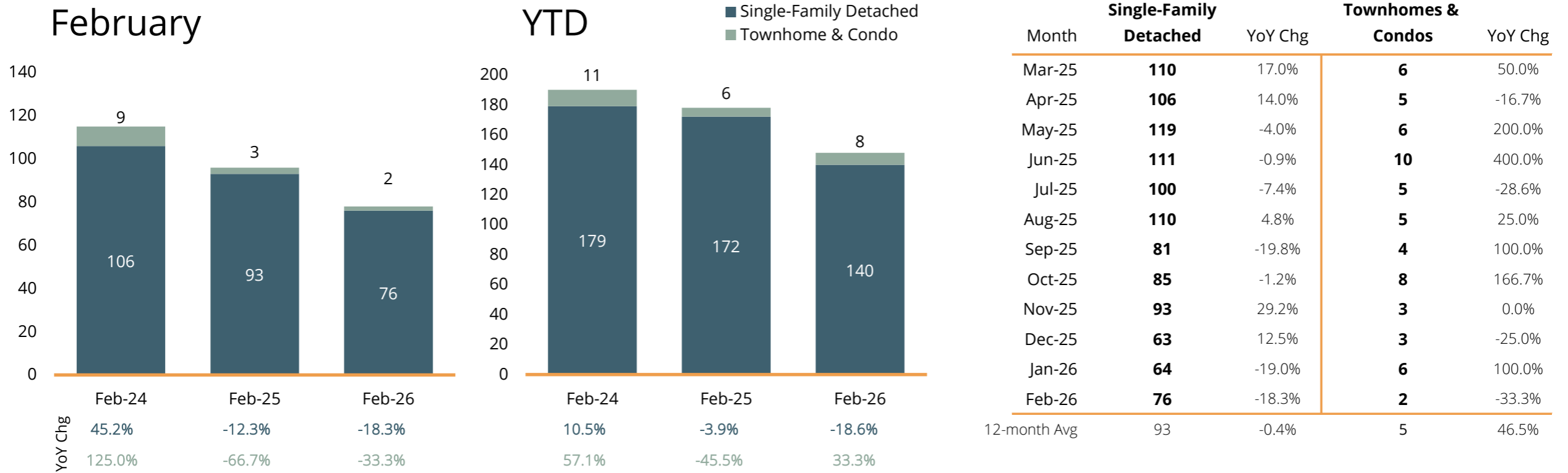
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-25	101	1.0%	4	-55.6%
Apr-25	105	29.6%	5	-28.6%
May-25	95	-17.4%	12	140.0%
Jun-25	121	0.8%	2	-33.3%
Jul-25	113	2.7%	5	150.0%
Aug-25	109	3.8%	7	40.0%
Sep-25	119	28.0%	6	20.0%
Oct-25	84	-17.6%	2	-33.3%
Nov-25	74	5.7%	2	0.0%
Dec-25	99	22.2%	9	200.0%
Jan-26	65	-4.4%	3	-40.0%
Feb-26	55	-24.7%	4	33.3%
12-month Avg	95	2.0%	5	17.3%

## Historical Sales by Month

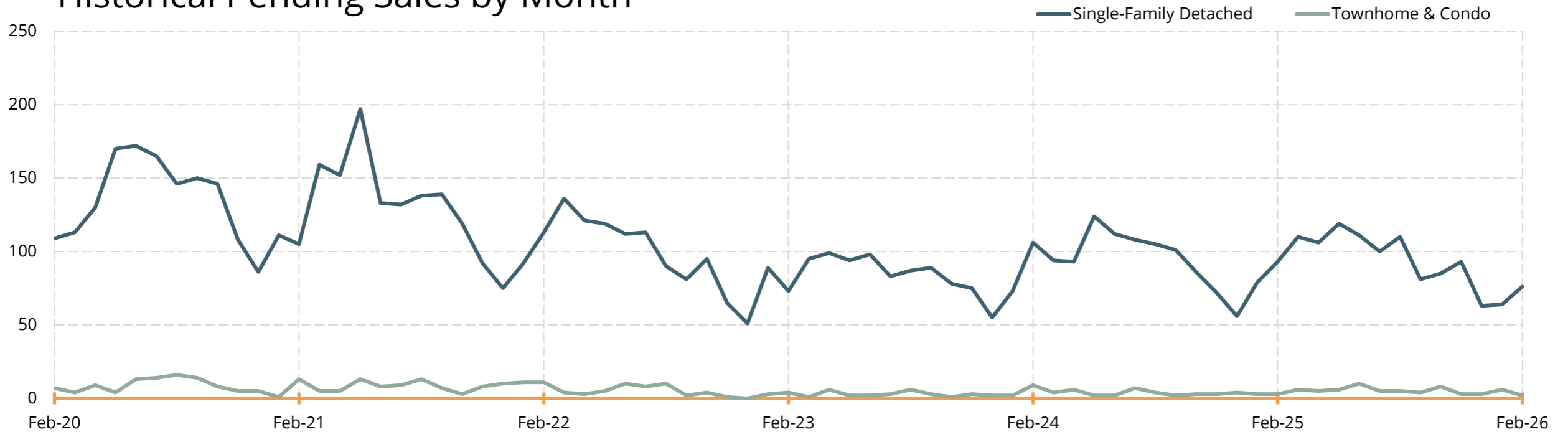


Source: Virginia REALTORS®, data accessed March 15, 2026

# Pending Sales

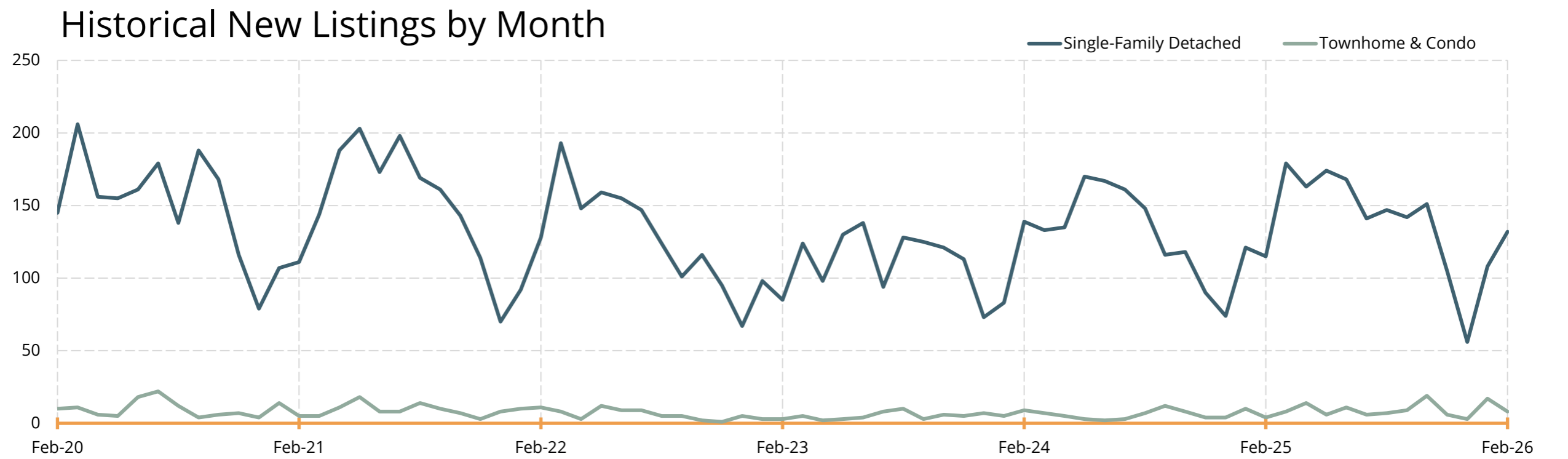
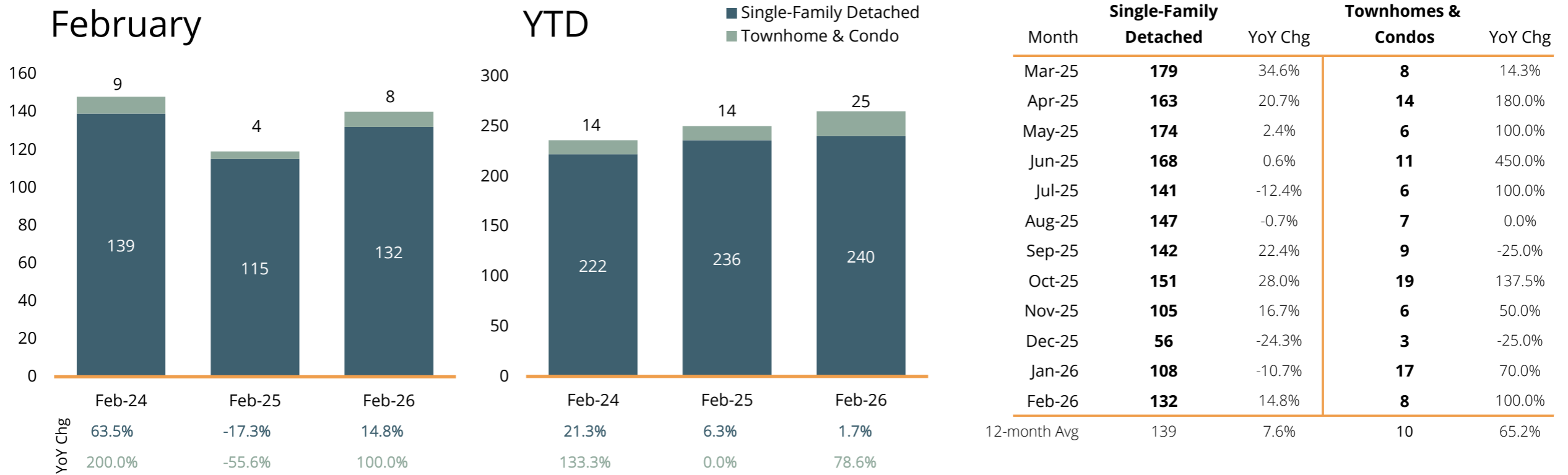


## Historical Pending Sales by Month



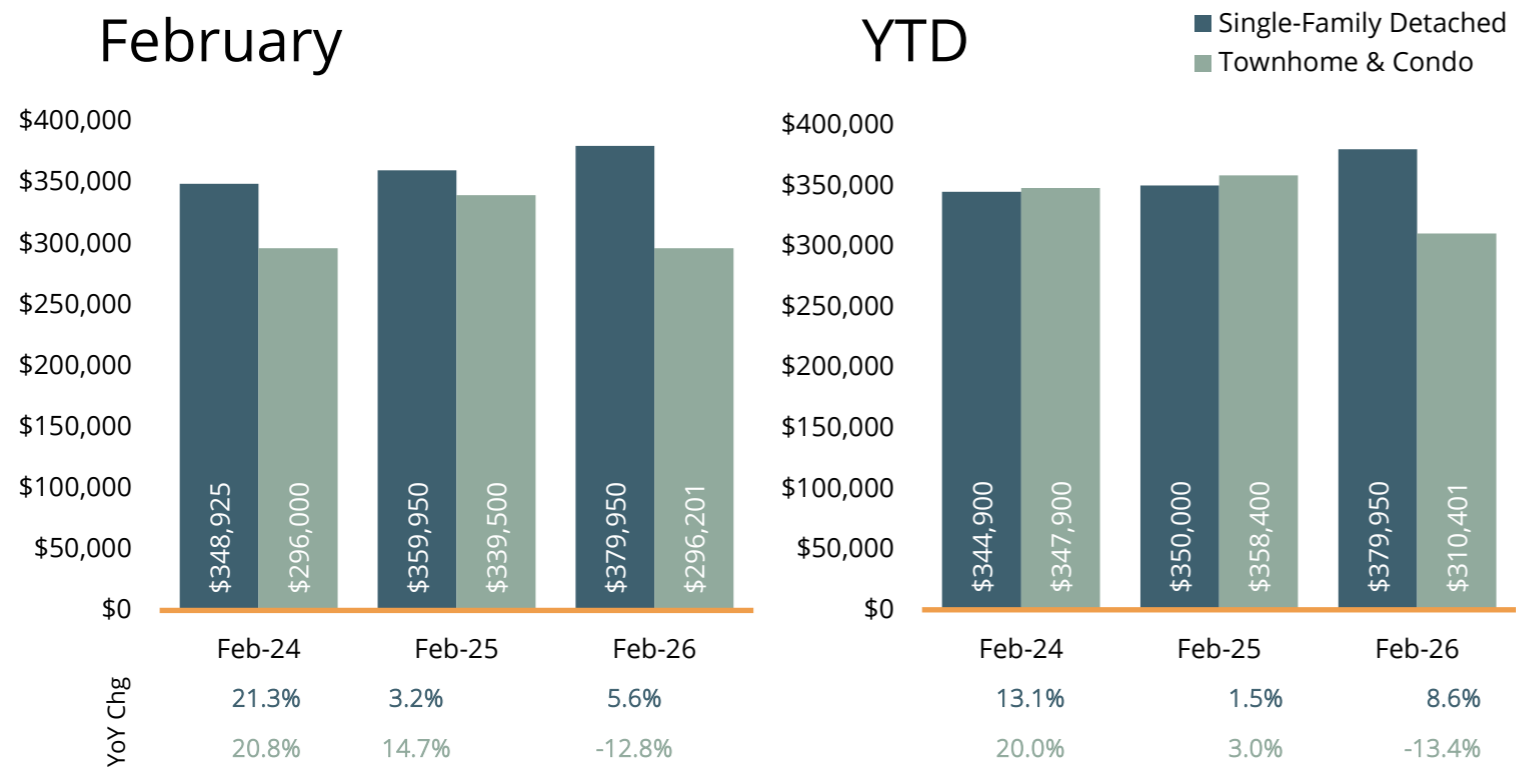
Source: Virginia REALTORS®, data accessed March 15, 2026

# New Listings



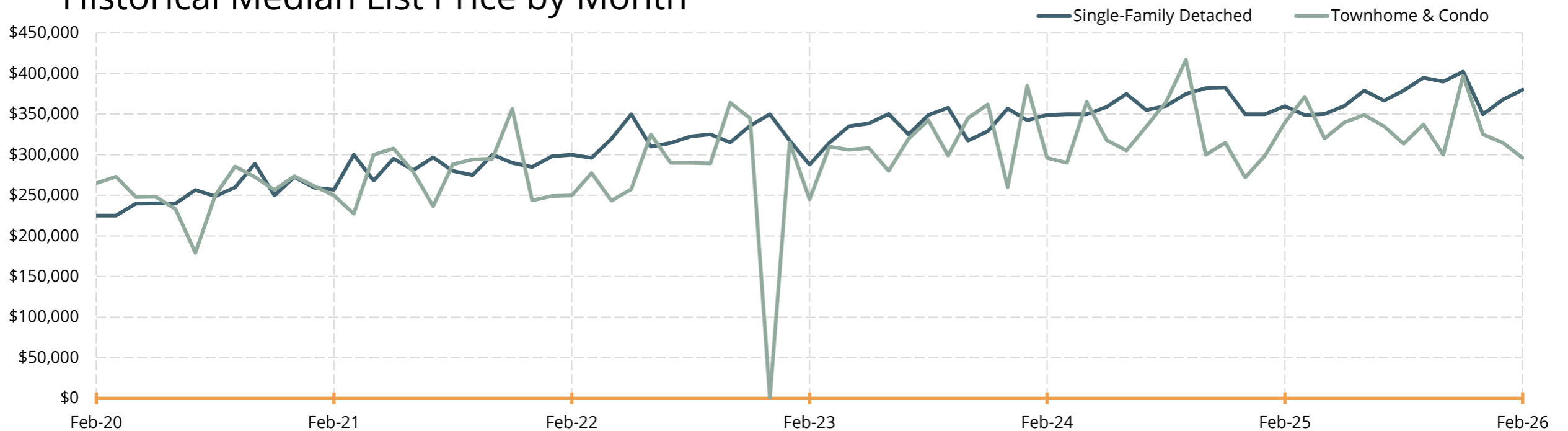
Source: Virginia REALTORS®, data accessed March 15, 2026

# Median List Price



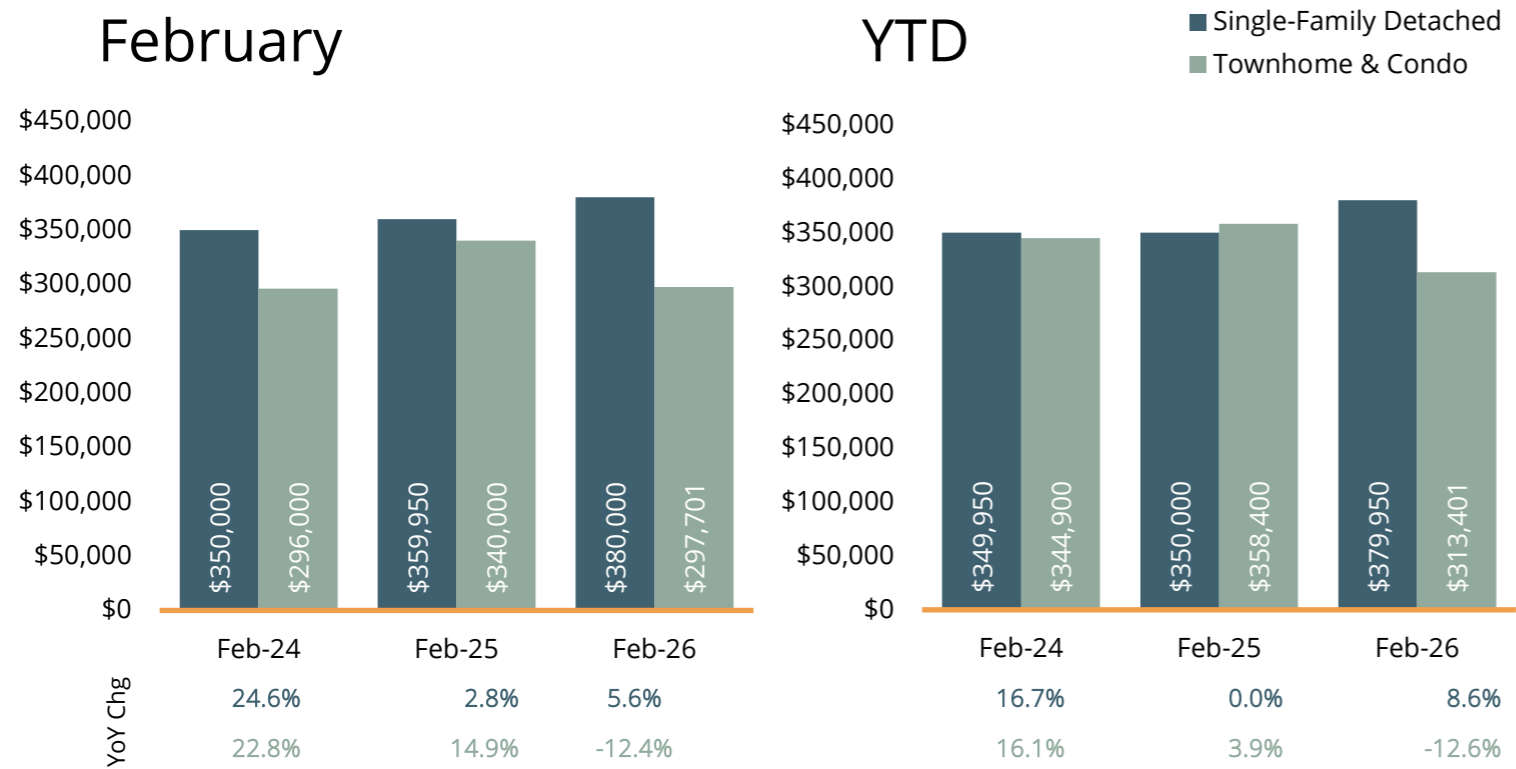
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-25	\$349,000	-0.3%	\$371,500	28.1%
Apr-25	\$350,000	0.0%	\$319,950	-12.3%
May-25	\$360,000	0.3%	\$340,000	7.0%
Jun-25	\$379,000	1.1%	\$349,000	14.4%
Jul-25	\$366,485	3.3%	\$335,000	0.1%
Aug-25	\$379,000	5.3%	\$313,444	-14.1%
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%
12-month Avg	\$372,390	2.8%	\$333,299	2.0%

## Historical Median List Price by Month



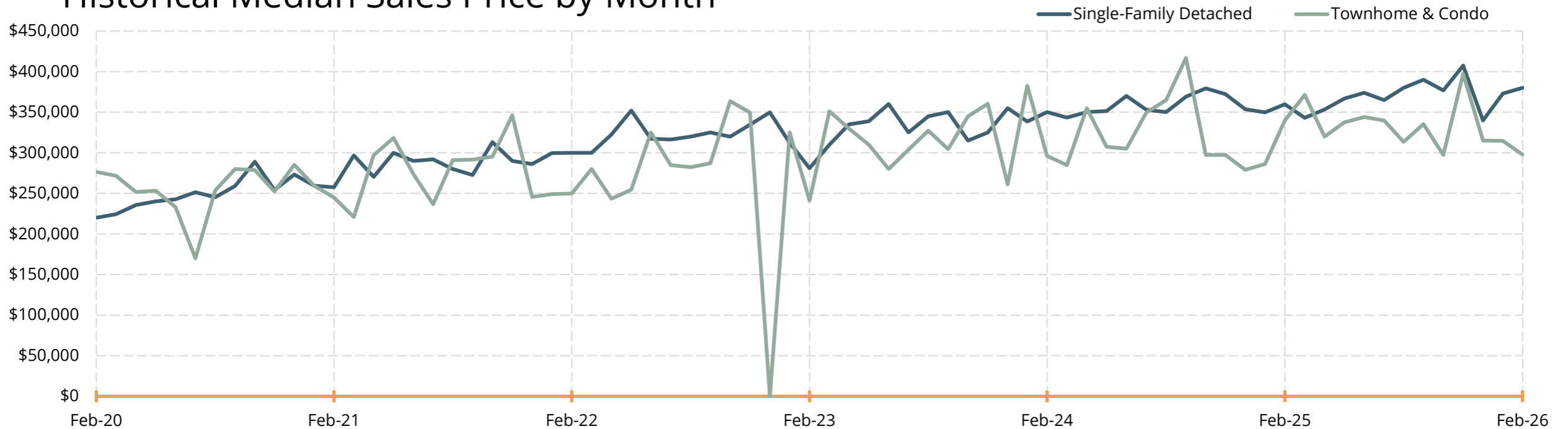
Source: Virginia REALTORS®, data accessed March 15, 2026

# Median Sales Price



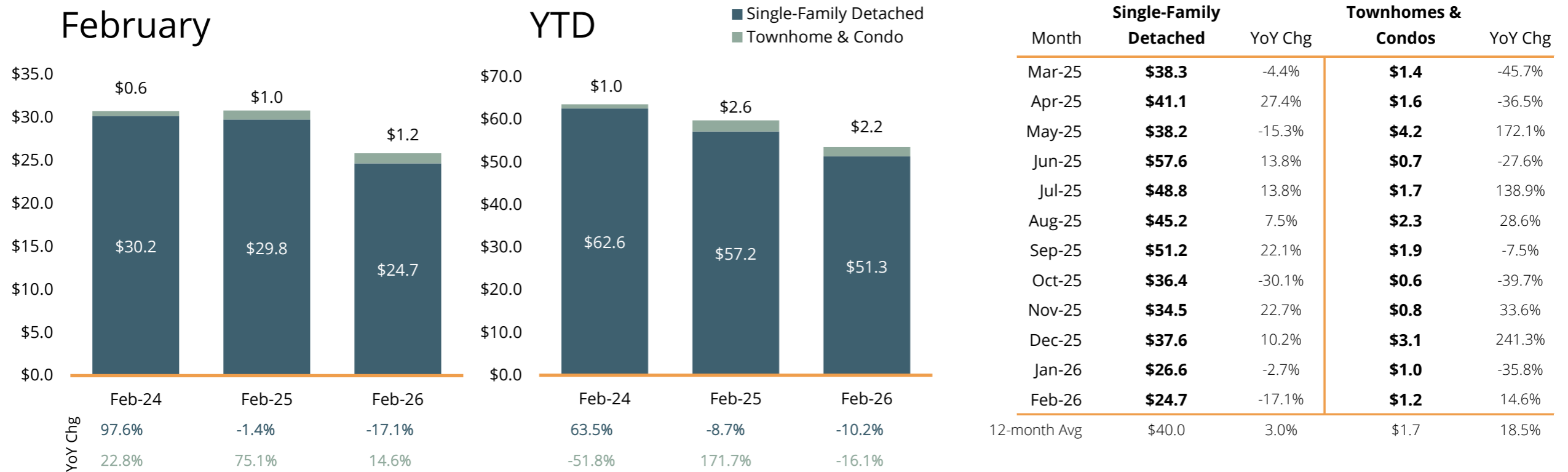
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-25	<b>\$343,000</b>	-0.1%	<b>\$371,500</b>	30.4%
Apr-25	<b>\$353,500</b>	1.0%	<b>\$319,950</b>	-9.9%
May-25	<b>\$367,000</b>	4.4%	<b>\$337,500</b>	9.8%
Jun-25	<b>\$374,000</b>	1.1%	<b>\$344,000</b>	12.8%
Jul-25	<b>\$365,000</b>	3.4%	<b>\$340,000</b>	-2.7%
Aug-25	<b>\$380,000</b>	8.6%	<b>\$313,444</b>	-14.1%
Sep-25	<b>\$389,900</b>	5.7%	<b>\$335,425</b>	-19.5%
Oct-25	<b>\$376,740</b>	-0.7%	<b>\$297,495</b>	0.0%
Nov-25	<b>\$407,450</b>	9.4%	<b>\$397,450</b>	33.6%
Dec-25	<b>\$340,000</b>	-3.9%	<b>\$315,000</b>	12.9%
Jan-26	<b>\$373,000</b>	6.6%	<b>\$314,679</b>	10.0%
Feb-26	<b>\$380,000</b>	5.6%	<b>\$297,701</b>	-12.4%
12-month Avg	\$370,799	3.4%	\$332,012	2.6%

## Historical Median Sales Price by Month

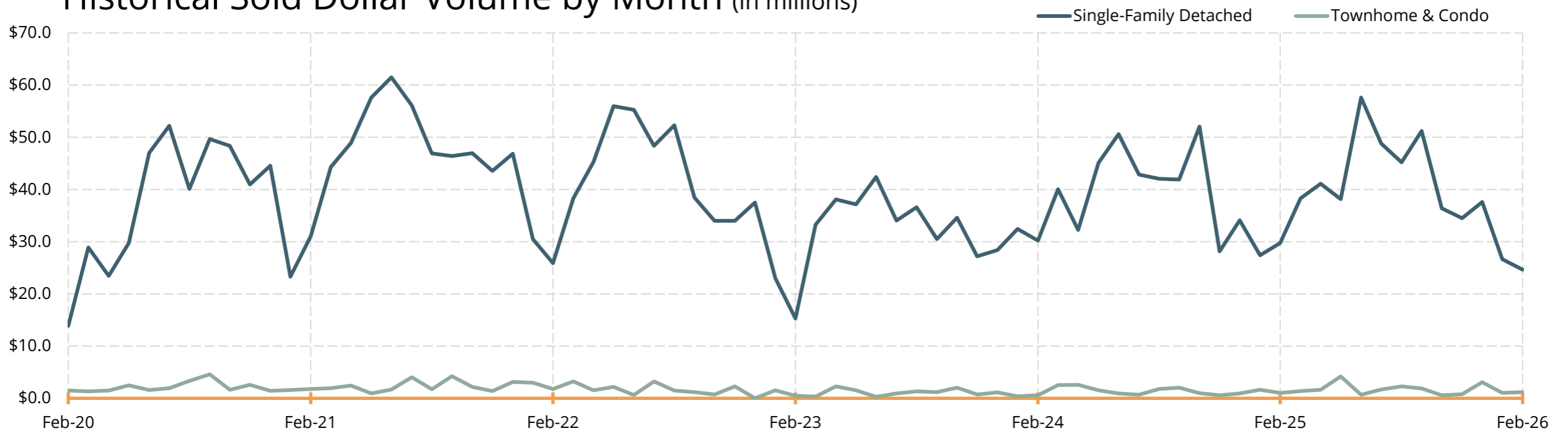


Source: Virginia REALTORS®, data accessed March 15, 2026

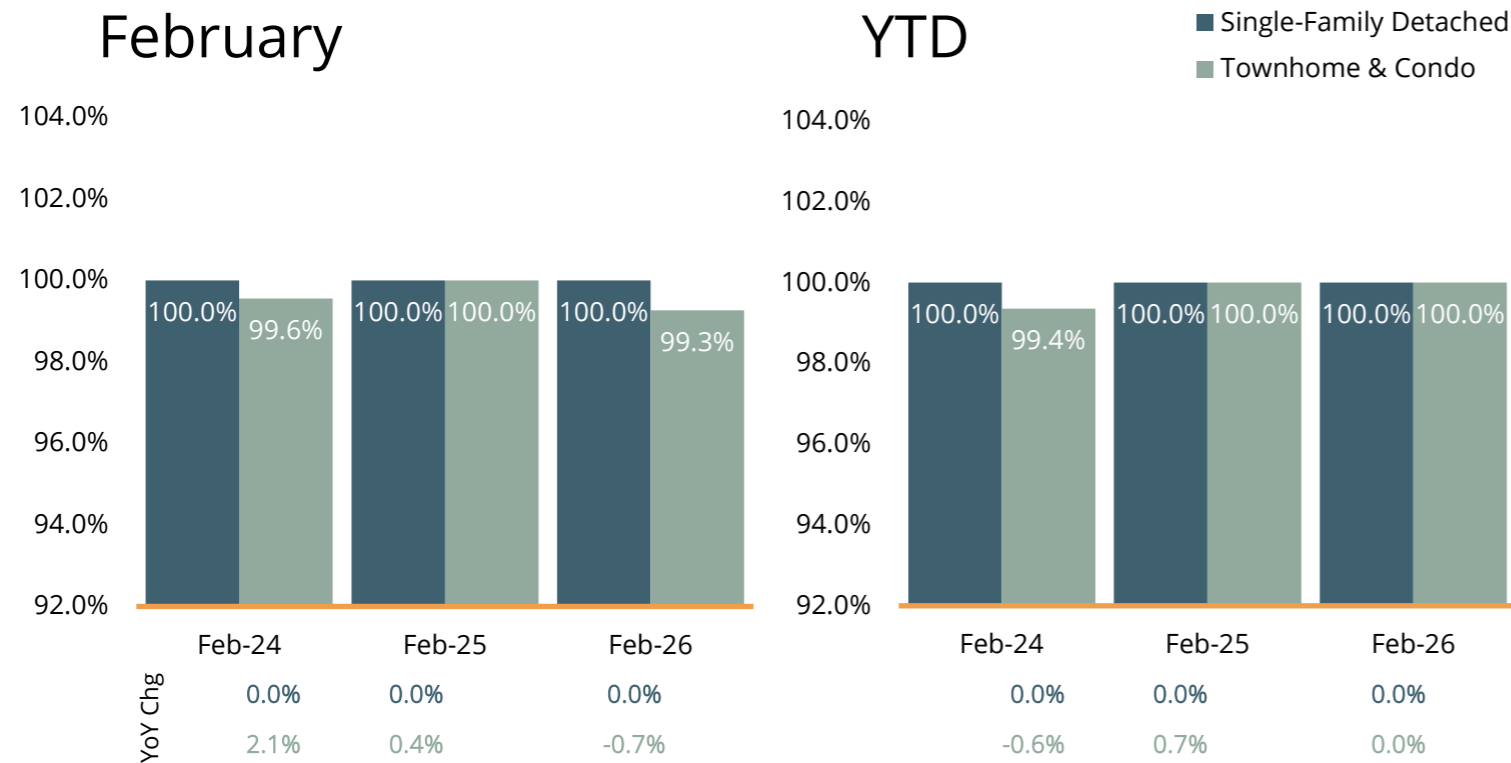
# Sold Dollar Volume (in millions)



## Historical Sold Dollar Volume by Month (in millions)

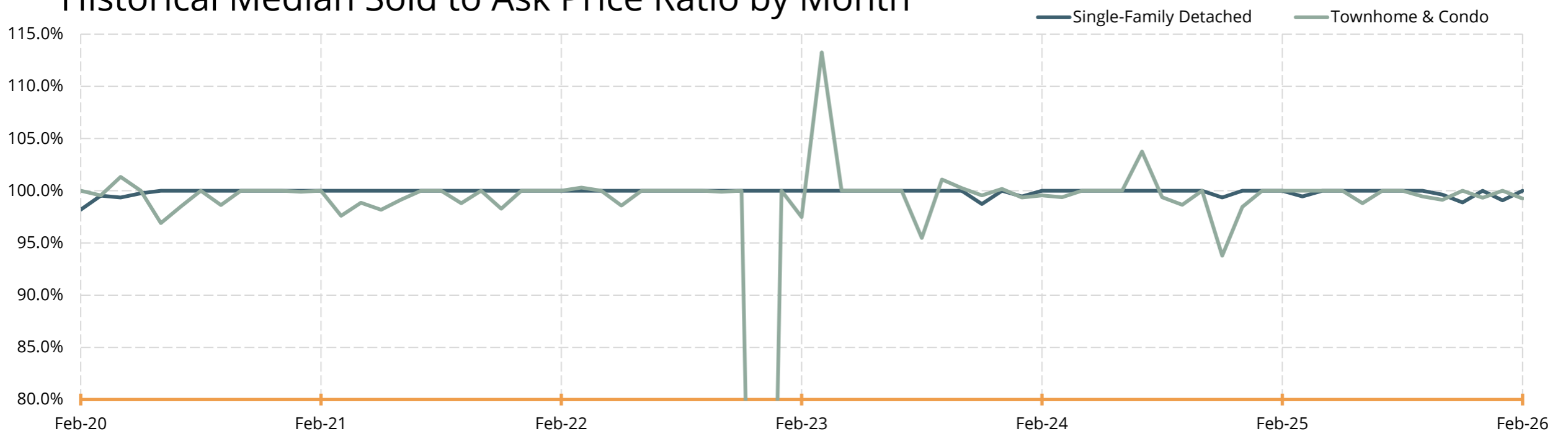


# Median Sold to Ask Price Ratio

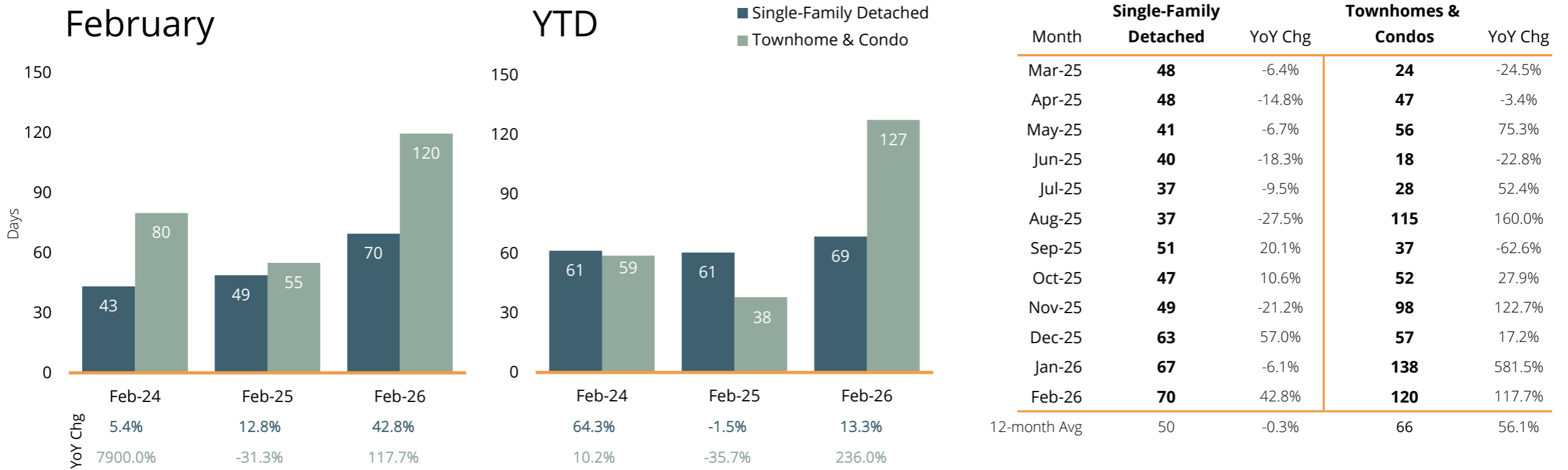


Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-25	<b>99.4%</b>	-0.6%	<b>100.0%</b>	0.6%
Apr-25	<b>100.0%</b>	0.0%	<b>100.0%</b>	0.0%
May-25	<b>100.0%</b>	0.0%	<b>100.0%</b>	0.0%
Jun-25	<b>100.0%</b>	0.0%	<b>98.8%</b>	-1.2%
Jul-25	<b>100.0%</b>	0.0%	<b>100.0%</b>	-3.6%
Aug-25	<b>100.0%</b>	0.0%	<b>100.0%</b>	0.6%
Sep-25	<b>100.0%</b>	0.0%	<b>99.5%</b>	0.8%
Oct-25	<b>99.6%</b>	-0.4%	<b>99.1%</b>	-0.9%
Nov-25	<b>98.9%</b>	-0.5%	<b>100.0%</b>	6.7%
Dec-25	<b>100.0%</b>	0.0%	<b>99.3%</b>	0.9%
Jan-26	<b>99.1%</b>	-0.9%	<b>100.0%</b>	0.0%
Feb-26	<b>100.0%</b>	0.0%	<b>99.3%</b>	-0.7%
12-month Avg	99.8%	-0.2%	99.7%	0.2%

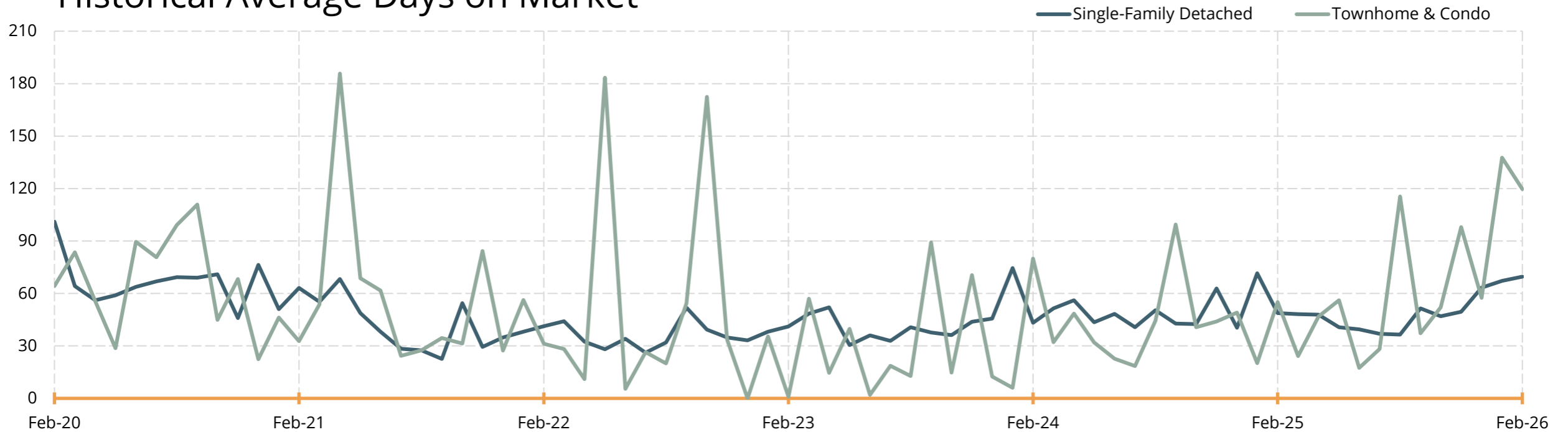
## Historical Median Sold to Ask Price Ratio by Month



# Average Days on Market



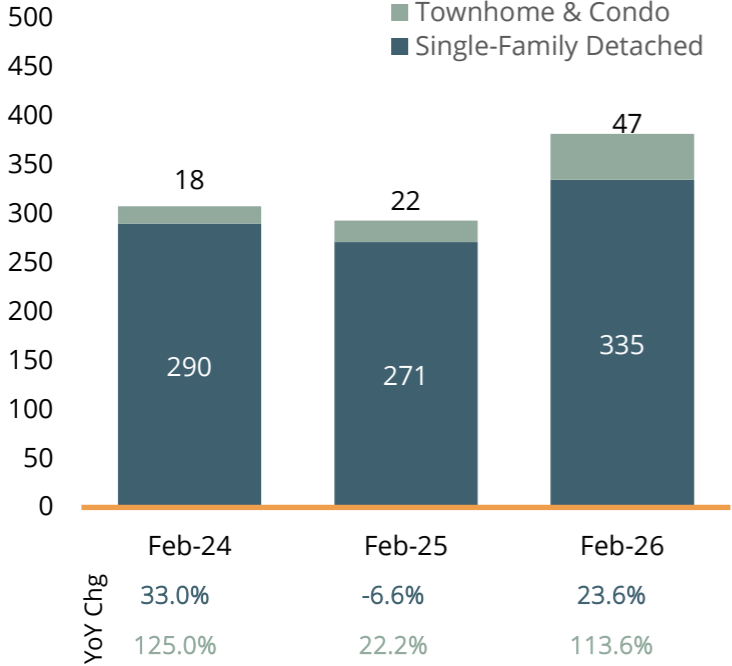
## Historical Average Days on Market



# Active Listings

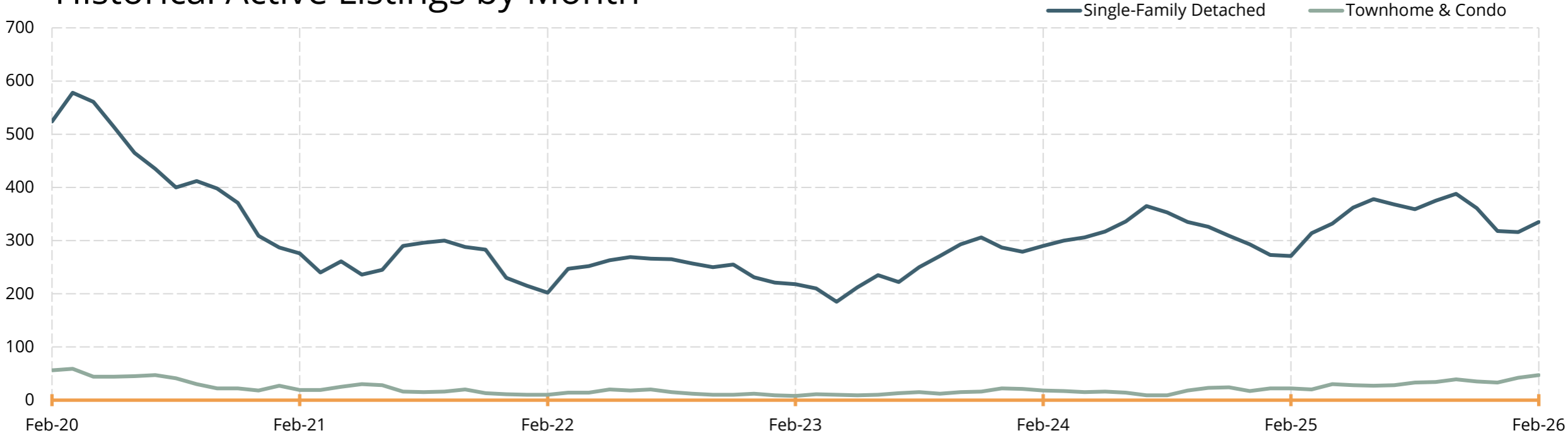


## February



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-25	<b>314</b>	4.7%	<b>20</b>	17.6%
Apr-25	<b>332</b>	8.5%	<b>30</b>	100.0%
May-25	<b>362</b>	14.2%	<b>28</b>	75.0%
Jun-25	<b>378</b>	12.5%	<b>27</b>	92.9%
Jul-25	<b>368</b>	0.8%	<b>28</b>	211.1%
Aug-25	<b>359</b>	1.7%	<b>33</b>	266.7%
Sep-25	<b>375</b>	11.9%	<b>34</b>	88.9%
Oct-25	<b>388</b>	19.0%	<b>39</b>	69.6%
Nov-25	<b>361</b>	16.8%	<b>35</b>	45.8%
Dec-25	<b>318</b>	8.5%	<b>33</b>	94.1%
Jan-26	<b>316</b>	15.8%	<b>42</b>	90.9%
Feb-26	<b>335</b>	23.6%	<b>47</b>	113.6%
12-month Avg	351	11.2%	33	92.2%

## Historical Active Listings by Month

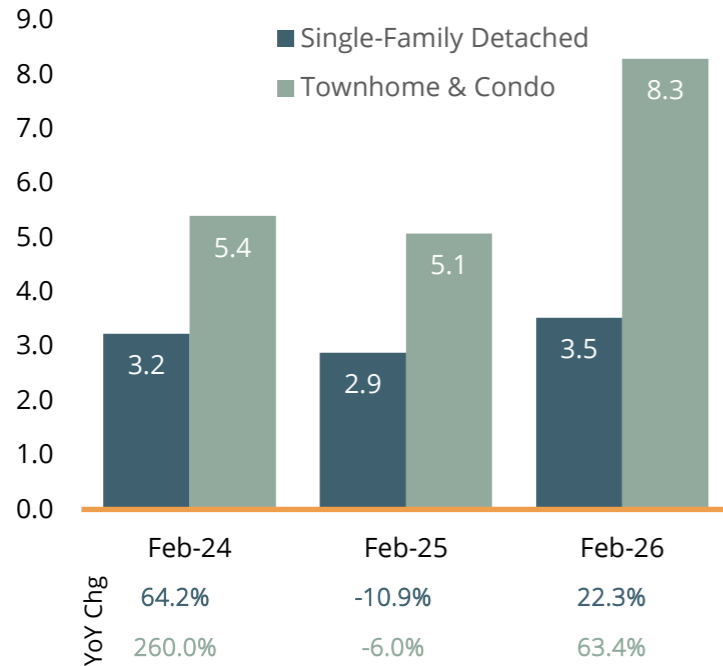


Source: Virginia REALTORS®, data accessed March 15, 2026

# Months of Supply

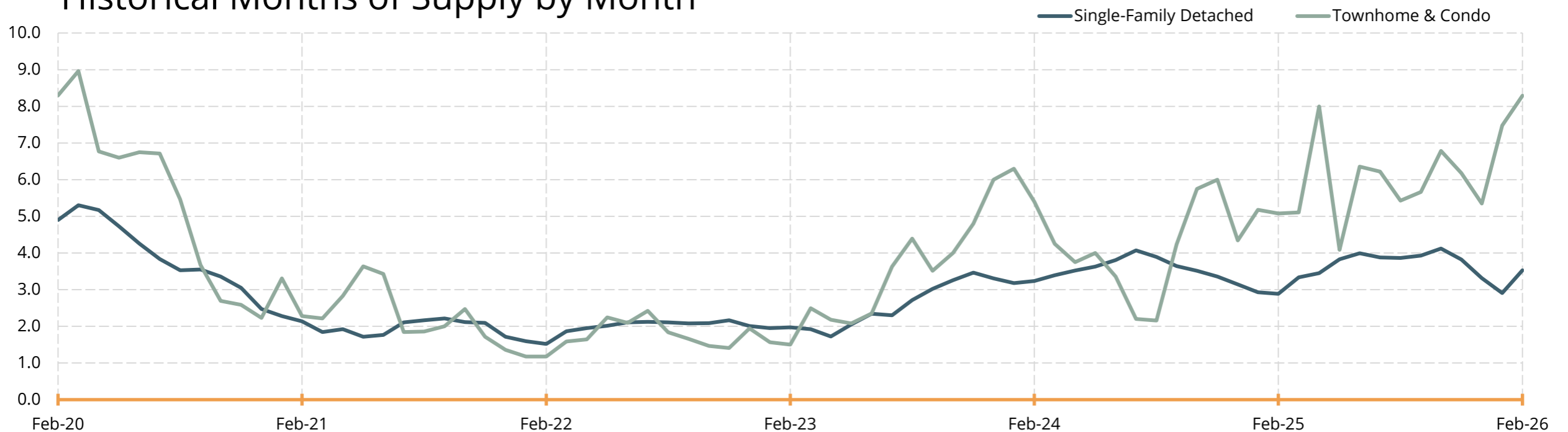


## February



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-25	3.3	-1.7%	5.1	20.2%
Apr-25	3.5	-2.0%	8.0	113.3%
May-25	3.8	5.6%	4.1	2.1%
Jun-25	4.0	4.9%	6.4	89.1%
Jul-25	3.9	-4.8%	6.2	182.3%
Aug-25	3.9	-0.7%	5.4	151.1%
Sep-25	3.9	7.8%	5.7	33.8%
Oct-25	4.1	17.1%	6.8	18.0%
Nov-25	3.8	13.8%	6.2	2.9%
Dec-25	3.3	5.4%	5.4	23.3%
Jan-26	2.9	-0.7%	7.5	44.5%
Feb-26	3.5	22.3%	8.3	63.4%
12-month Avg	3.7	5.2%	6.2	49.0%

## Historical Months of Supply by Month



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

# Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Gloucester County	50	<b>48</b>	-4.0%	22	<b>19</b>	-13.6%	\$368,450	<b>\$429,900</b>	16.7%	114	<b>129</b>	13.2%	2.9	<b>3.2</b>	11.7%
King & Queen County	5	<b>13</b>	160.0%	8	<b>4</b>	-50.0%	\$274,975	<b>\$192,450</b>	-30.0%	9	<b>24</b>	166.7%	1.8	<b>3.6</b>	105.9%
King William County	36	<b>29</b>	-19.4%	23	<b>22</b>	-4.3%	\$330,000	<b>\$377,425</b>	14.4%	83	<b>84</b>	1.2%	3.4	<b>3.3</b>	-1.8%
Mathews County	9	<b>15</b>	66.7%	5	<b>5</b>	0.0%	\$350,000	<b>\$280,000</b>	-20.0%	36	<b>52</b>	44.4%	3.0	<b>4.6</b>	55.1%
Middlesex County	19	<b>35</b>	84.2%	18	<b>9</b>	-50.0%	\$376,730	<b>\$645,000</b>	71.2%	51	<b>93</b>	82.4%	3.0	<b>5.3</b>	78.0%

# Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Gloucester County	90	<b>82</b>	-8.9%	47	<b>48</b>	2.1%	\$350,000	<b>\$429,000</b>	22.6%	114	<b>129</b>	13.2%
King & Queen County	8	<b>22</b>	175.0%	10	<b>8</b>	-20.0%	\$317,475	<b>\$244,925</b>	-22.9%	9	<b>24</b>	166.7%
King William County	85	<b>78</b>	-8.2%	45	<b>34</b>	-24.4%	\$330,000	<b>\$379,950</b>	15.1%	83	<b>84</b>	1.2%
Mathews County	30	<b>29</b>	-3.3%	14	<b>14</b>	0.0%	\$452,500	<b>\$275,000</b>	-39.2%	36	<b>52</b>	44.4%
Middlesex County	37	<b>54</b>	45.9%	33	<b>23</b>	-30.3%	\$385,000	<b>\$420,000</b>	9.1%	51	<b>93</b>	82.4%

# Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Gloucester County	49	<b>46</b>	-6.1%	22	<b>18</b>	-18.2%	\$368,450	<b>\$429,900</b>	16.7%	113	<b>124</b>	9.7%	2.9	<b>3.3</b>	10.7%
King & Queen County	5	<b>13</b>	160.0%	8	<b>4</b>	-50.0%	\$274,975	<b>\$192,450</b>	-30.0%	9	<b>24</b>	166.7%	1.8	<b>3.6</b>	105.9%
King William County	34	<b>24</b>	-29.4%	21	<b>19</b>	-9.5%	\$325,000	<b>\$379,950</b>	16.9%	65	<b>45</b>	-30.8%	3.0	<b>2.0</b>	-31.6%
Mathews County	9	<b>15</b>	66.7%	4	<b>5</b>	25.0%	\$377,500	<b>\$280,000</b>	-25.8%	36	<b>52</b>	44.4%	3.0	<b>4.6</b>	55.1%
Middlesex County	18	<b>34</b>	88.9%	18	<b>9</b>	-50.0%	\$376,730	<b>\$645,000</b>	71.2%	48	<b>90</b>	87.5%	2.9	<b>5.3</b>	82.9%

# Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Gloucester County	88	<b>80</b>	-9.1%	45	<b>47</b>	4.4%	\$347,500	<b>\$429,450</b>	23.6%	113	<b>124</b>	9.7%
King & Queen County	8	<b>22</b>	175.0%	10	<b>8</b>	-20.0%	\$317,475	<b>\$244,925</b>	-22.9%	9	<b>24</b>	166.7%
King William County	78	<b>56</b>	-28.2%	40	<b>28</b>	-30.0%	\$330,000	<b>\$379,975</b>	15.1%	65	<b>45</b>	-30.8%
Mathews County	29	<b>29</b>	0.0%	13	<b>14</b>	7.7%	\$500,000	<b>\$275,000</b>	-45.0%	36	<b>52</b>	44.4%
Middlesex County	33	<b>53</b>	60.6%	33	<b>23</b>	-30.3%	\$365,000	<b>\$420,000</b>	15.1%	48	<b>90</b>	87.5%

# Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Gloucester County	1	<b>2</b>	100.0%	0	<b>1</b>	n/a	\$0	<b>\$260,000</b>	n/a	1	<b>5</b>	400.0%	0.9	<b>2.5</b>	191.7%
King & Queen County	0	<b>0</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>0</b>	n/a	0.0	<b>0.0</b>	n/a
King William County	2	<b>5</b>	150.0%	2	<b>3</b>	50.0%	\$369,000	<b>\$313,401</b>	-15.1%	18	<b>39</b>	116.7%	7.0	<b>12.6</b>	81.5%
Mathews County	0	<b>0</b>	n/a	1	<b>0</b>	n/a	\$298,500	<b>\$0</b>	n/a	0	<b>0</b>	n/a	0.0	<b>0.0</b>	n/a
Middlesex County	1	<b>1</b>	0.0%	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	3	<b>3</b>	0.0%	6.0	<b>6.0</b>	0.0%

# Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Gloucester County	2	<b>2</b>	0.0%	2	<b>1</b>	-50.0%	\$354,900	<b>\$260,000</b>	-26.7%	1	<b>5</b>	400.0%
King & Queen County	0	<b>0</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>0</b>	n/a
King William County	7	<b>22</b>	214.3%	5	<b>6</b>	20.0%	\$340,000	<b>\$314,040</b>	-7.6%	18	<b>39</b>	116.7%
Mathews County	1	<b>0</b>	-100.0%	1	<b>0</b>	n/a	\$298,500	<b>\$0</b>	n/a	0	<b>0</b>	n/a
Middlesex County	4	<b>1</b>	-75.0%	0	<b>0</b>	n/a	\$575,000	<b>\$0</b>	-100.0%	3	<b>3</b>	0.0%



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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.