

MARCH  
**2026**

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

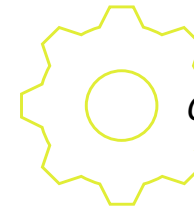
CUSTOM REPORT PREPARED BY  
**VIRGINIA REALTORS®**

# Chesapeake Bay & Rivers Market Indicators Report



## Key Market Trends: March 2026

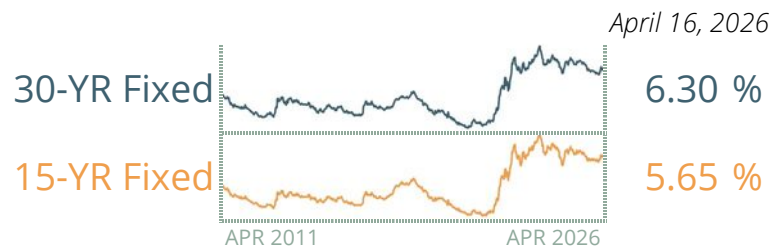
- > **In the Chesapeake Bay & Rivers area, sales activity decreased in March.** Home sales fell 4.8%, leading to 100 sales this month, five fewer sales than the year before. There was a modest increase in sales in King and Queen County (+2 sales) and Middlesex County (+1 sale). Activity was down in Mathews County with four fewer sales (-25%) and King William County with two fewer sales than a year ago (-7.1%).
- > **There was an uptick in pending sales across the Chesapeake Bay & Rivers market.** In March, the total number of pending sales came to 126 in the area, 10 more than last year, jumping up 8.6%. Middlesex County saw a 62.5% rise in activity with 10 additional pending sales this month. The only market where there was a decline was King William County with six fewer pending sales (-14.3%). Pending sales remained the same in Mathews County.
- > **Regionwide, home prices grew by double-digits.** The median price of a home was \$399,950 in March, \$53,500 higher than the previous year, a 15.4% price increase. Prices surged in Mathews County with homes costing \$122,659 more than a year ago (+34.5%) and Middlesex County with a \$120,250 price gain (+39.3%). King William County saw prices drop \$21,525 compared to last March (-5.8%).
- > **Active listings were on the rise in the Chesapeake Bay & Rivers area.** Listings grew 24.9% resulting in 417 listings at the end of March, 83 more than the same time a year ago. King William County had the largest influx of listings this month with 20 more than the year before (+26.3%). Middlesex County (+19 listings) and Mathews County (+18 listings) also experienced a sharp increase in listing activity at the end of March.



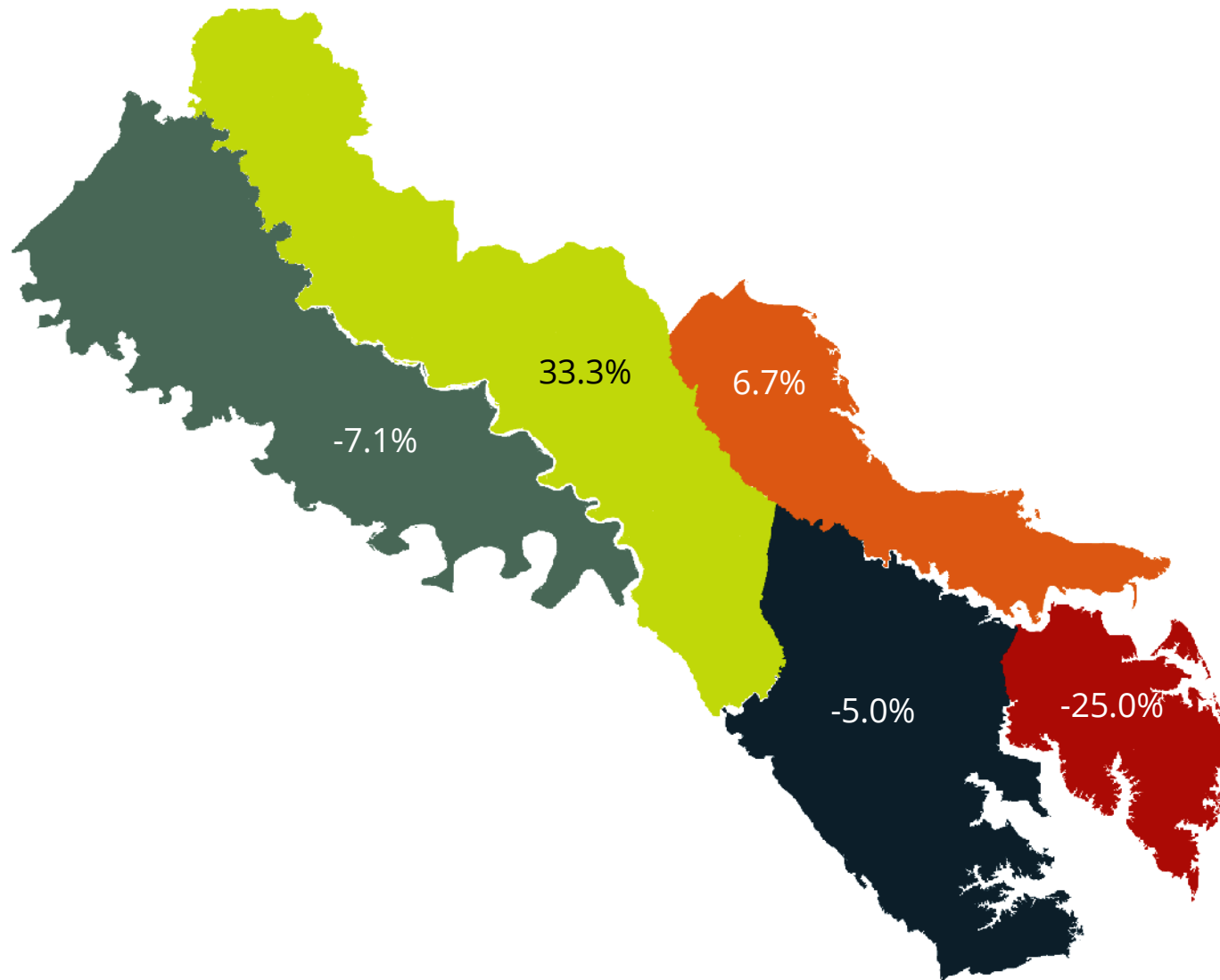
Chesapeake Bay & Rivers Market Dashboard

YoY Chg	Mar-26	Indicator
▼ -4.8%	100	Sales
▲ 8.6%	126	Pending Sales
▲ 6.4%	199	New Listings
▲ 14.3%	\$399,900	Median List Price
▲ 15.4%	\$399,950	Median Sales Price
▲ 2.6%	\$218	Median Price Per Square Foot
▲ 7.7%	\$42.8	Sold Dollar Volume (in millions)
▲ 0.3%	100.0%	Median Sold/Ask Price Ratio
▲ 28.5%	61	Average Days on Market
▲ 24.9%	417	Active Listings
▲ 21.9%	4.2	Months of Supply

INTEREST RATE TRACKER



# Market Activity - Chesapeake Bay & Rivers Footprint



<i>Jurisdiction</i>	Total Sales		
	Mar-25	Mar-26	% Chg
Gloucester County	40	38	-5.0%
King & Queen County	6	8	33.3%
King William County	28	26	-7.1%
Mathews County	16	12	-25.0%
Middlesex County	15	16	6.7%
<b>Chesapeake Bay &amp; Rivers</b>	<b>105</b>	<b>100</b>	<b>-4.8%</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		Mar-25	Mar-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Mar-24	Mar-26						
Sales			105	<b>100</b>	-4.8%	254	<b>227</b>	-10.6%
Pending Sales			116	<b>126</b>	8.6%	294	<b>274</b>	-6.8%
New Listings			187	<b>199</b>	6.4%	437	<b>464</b>	6.2%
Median List Price			\$349,950	<b>\$399,900</b>	14.3%	\$356,950	<b>\$379,925</b>	6.4%
Median Sales Price			\$346,450	<b>\$399,950</b>	15.4%	\$350,000	<b>\$379,925</b>	8.6%
Median Price Per Square Foot			\$212	<b>\$218</b>	2.6%	\$215	<b>\$212</b>	-1.4%
Sold Dollar Volume (in millions)			\$39.7	<b>\$42.8</b>	7.7%	\$99.5	<b>\$96.3</b>	-3.2%
Median Sold/Ask Price Ratio			99.7%	<b>100.0%</b>	0.3%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			47	<b>61</b>	28.5%	54	<b>67</b>	24.1%
Active Listings			334	<b>417</b>	24.9%	n/a	<b>n/a</b>	n/a
Months of Supply			3.4	<b>4.2</b>	21.9%	n/a	<b>n/a</b>	n/a

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

# Single-Family Detached Market Overview



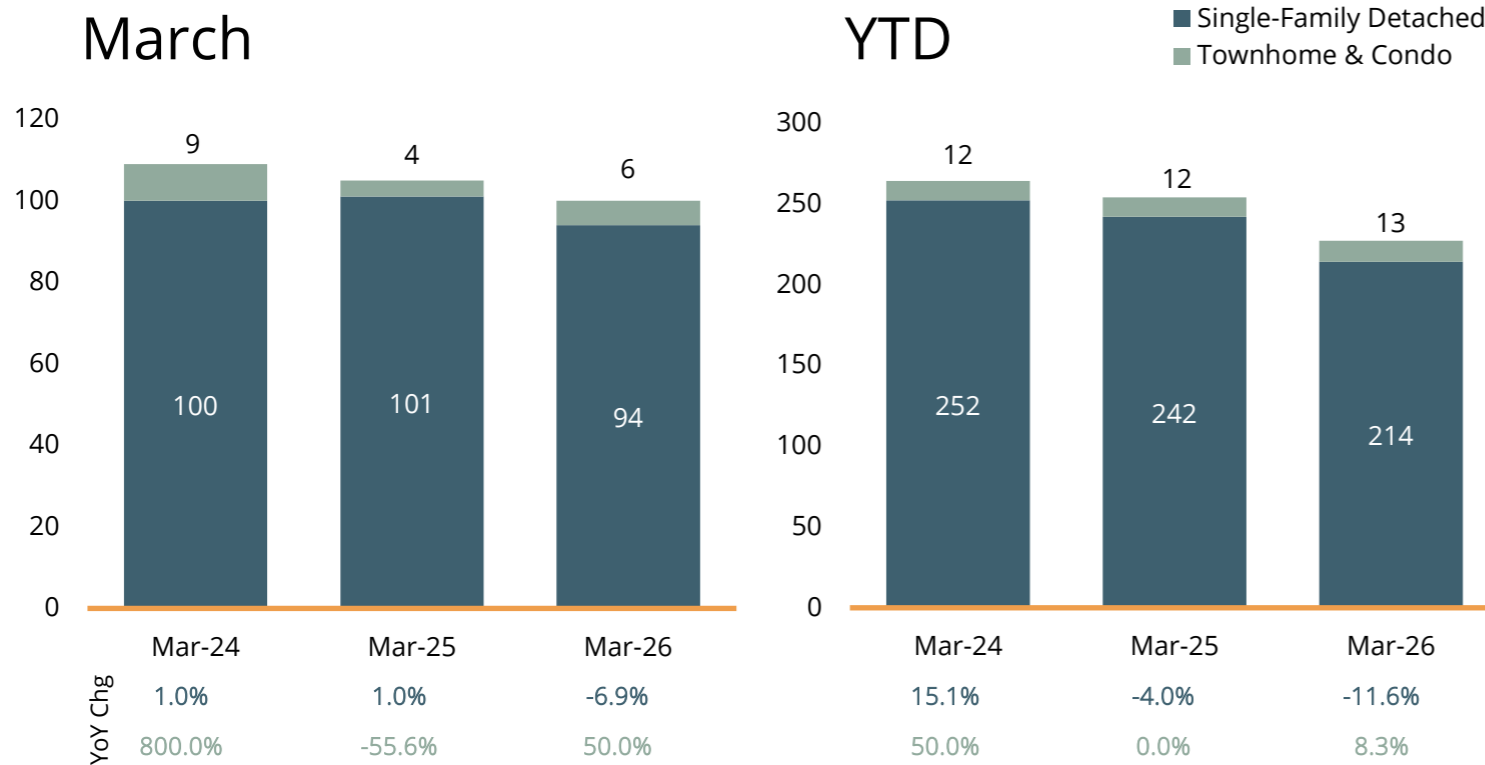
Key Metrics	2-year Trends		Mar-25	Mar-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Mar-24	Mar-26						
Sales			101	<b>94</b>	-6.9%	242	<b>214</b>	-11.6%
Pending Sales			110	<b>114</b>	3.6%	282	<b>254</b>	-9.9%
New Listings			179	<b>184</b>	2.8%	415	<b>424</b>	2.2%
Median List Price			\$349,000	<b>\$409,950</b>	17.5%	\$350,000	<b>\$380,000</b>	8.6%
Median Sales Price			\$343,000	<b>\$412,500</b>	20.3%	\$349,990	<b>\$380,000</b>	8.6%
Median Price Per Square Foot			\$213	<b>\$218</b>	2.4%	\$215	<b>\$217</b>	0.7%
Sold Dollar Volume (in millions)			\$38.3	<b>\$40.8</b>	6.4%	\$95.5	<b>\$92.1</b>	-3.5%
Median Sold/Ask Price Ratio			99.4%	<b>100.0%</b>	0.6%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			48	<b>56</b>	16.9%	55	<b>63</b>	15.3%
Active Listings			314	<b>371</b>	18.2%	n/a	<b>n/a</b>	n/a
Months of Supply			3.3	<b>3.9</b>	17.5%	n/a	<b>n/a</b>	n/a

# Townhome & Condo Market Overview



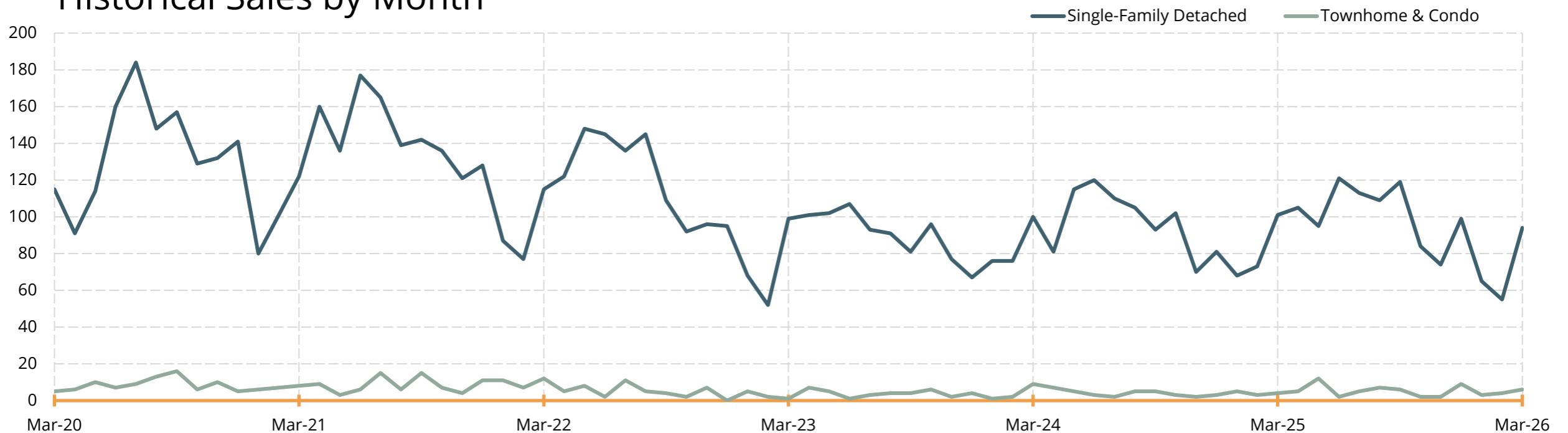
Key Metrics	2-year Trends		Mar-25	Mar-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Mar-24	Mar-26						
Sales			4	<b>6</b>	50.0%	12	<b>13</b>	8.3%
Pending Sales			6	<b>12</b>	100.0%	12	<b>20</b>	66.7%
New Listings			8	<b>15</b>	87.5%	22	<b>40</b>	81.8%
Median List Price			\$371,500	<b>\$331,985</b>	-10.6%	\$361,900	<b>\$314,679</b>	-13.0%
Median Sales Price			\$371,500	<b>\$321,000</b>	-13.6%	\$361,900	<b>\$313,401</b>	-13.4%
Median Price Per Square Foot			\$209	<b>\$205</b>	-2.0%	\$225	<b>\$204</b>	-9.2%
Sold Dollar Volume (in millions)			\$1.4	<b>\$2.0</b>	42.8%	\$4.0	<b>\$4.2</b>	4.1%
Median Sold/Ask Price Ratio			100.0%	<b>98.7%</b>	-1.3%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			24	<b>130</b>	435.4%	43	<b>129</b>	197.1%
Active Listings			20	<b>46</b>	130.0%	n/a	<b>n/a</b>	n/a
Months of Supply			5.1	<b>8.0</b>	56.7%	n/a	<b>n/a</b>	n/a

# Sales



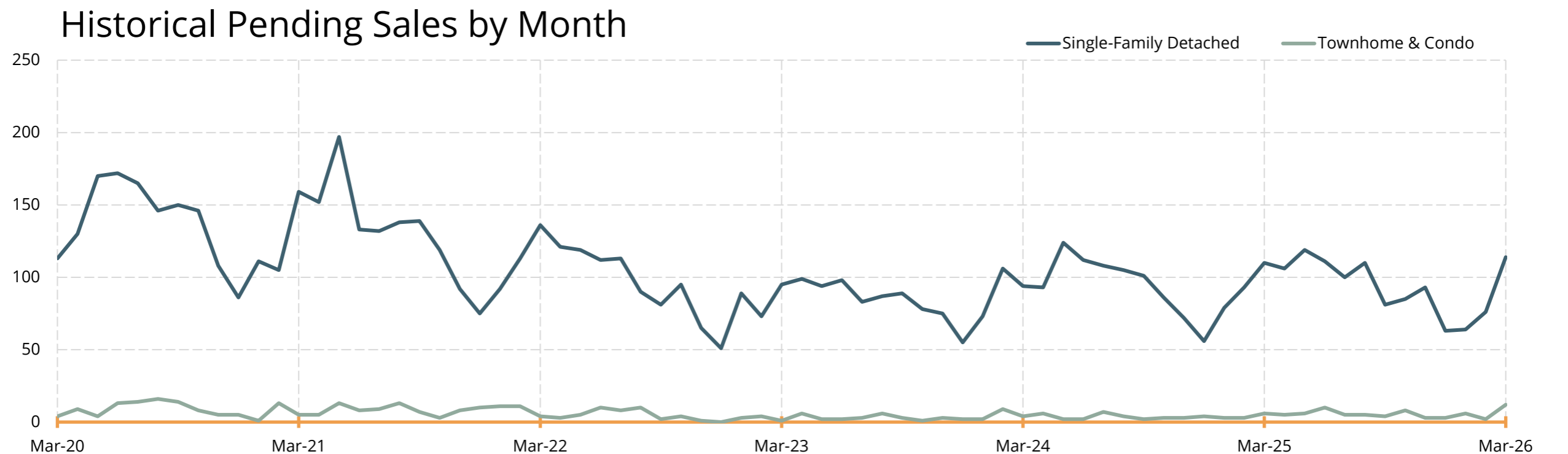
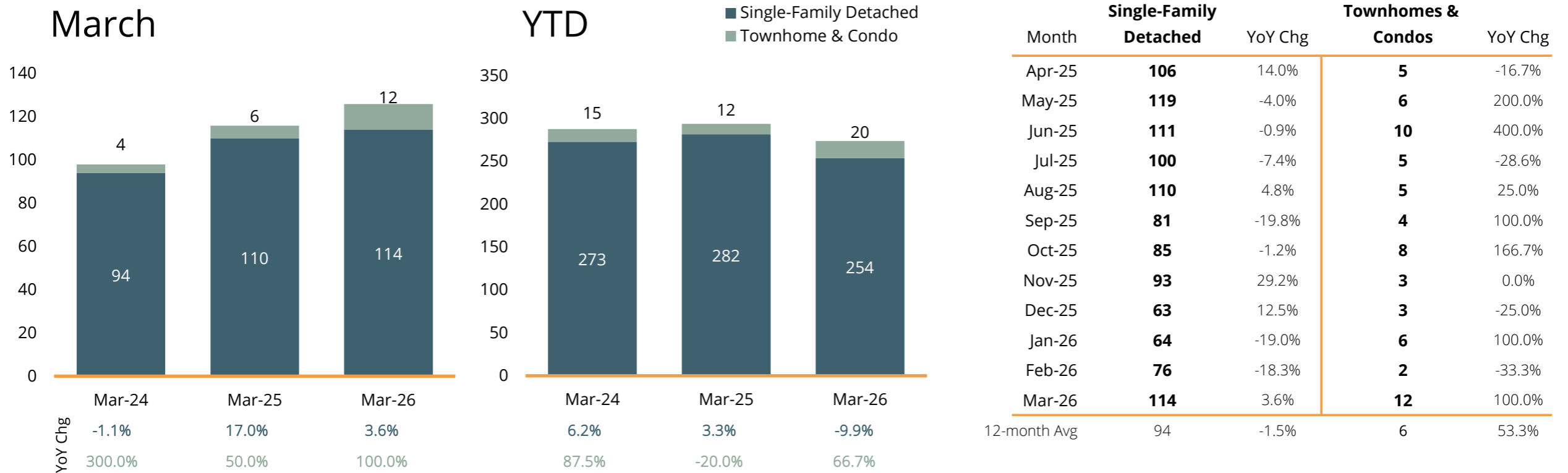
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Apr-25	105	29.6%	5	-28.6%
May-25	95	-17.4%	12	140.0%
Jun-25	121	0.8%	2	-33.3%
Jul-25	113	2.7%	5	150.0%
Aug-25	109	3.8%	7	40.0%
Sep-25	119	28.0%	6	20.0%
Oct-25	84	-17.6%	2	-33.3%
Nov-25	74	5.7%	2	0.0%
Dec-25	99	22.2%	9	200.0%
Jan-26	65	-4.4%	3	-40.0%
Feb-26	55	-24.7%	4	33.3%
Mar-26	94	-6.9%	6	50.0%
12-month Avg	94	1.3%	5	34.0%

## Historical Sales by Month



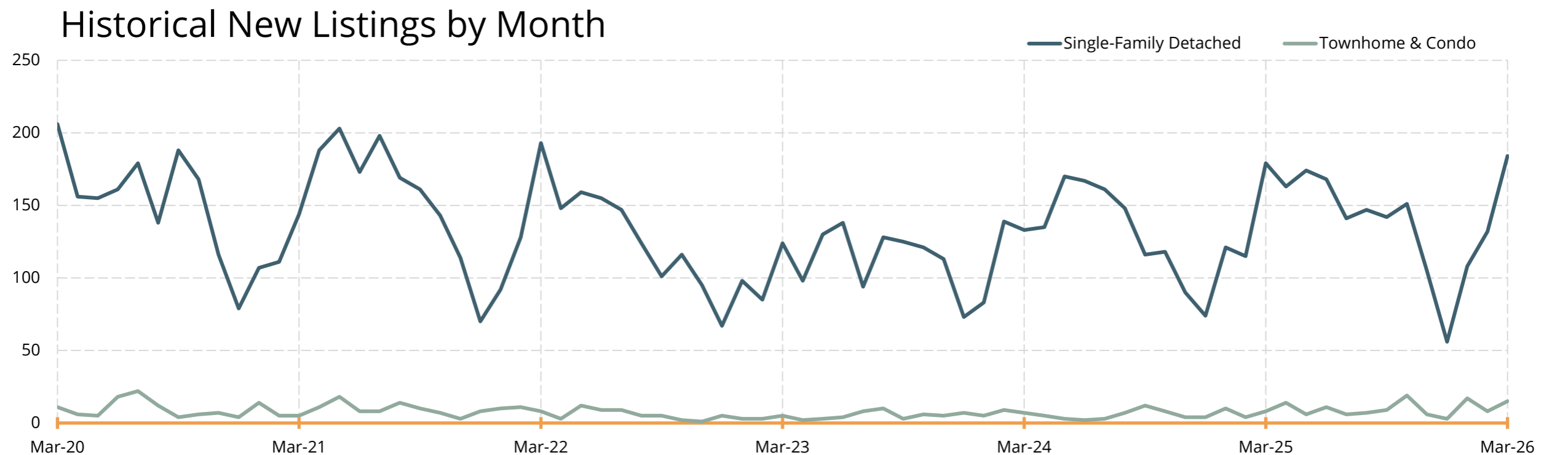
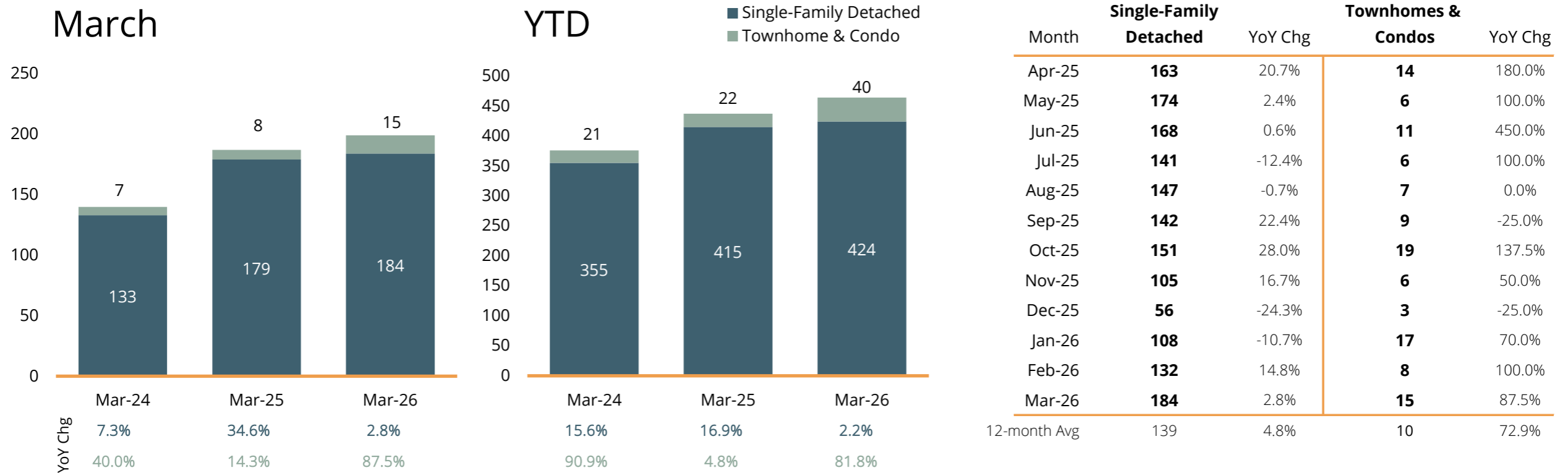
Source: Virginia REALTORS®, data accessed April 15, 2026

# Pending Sales



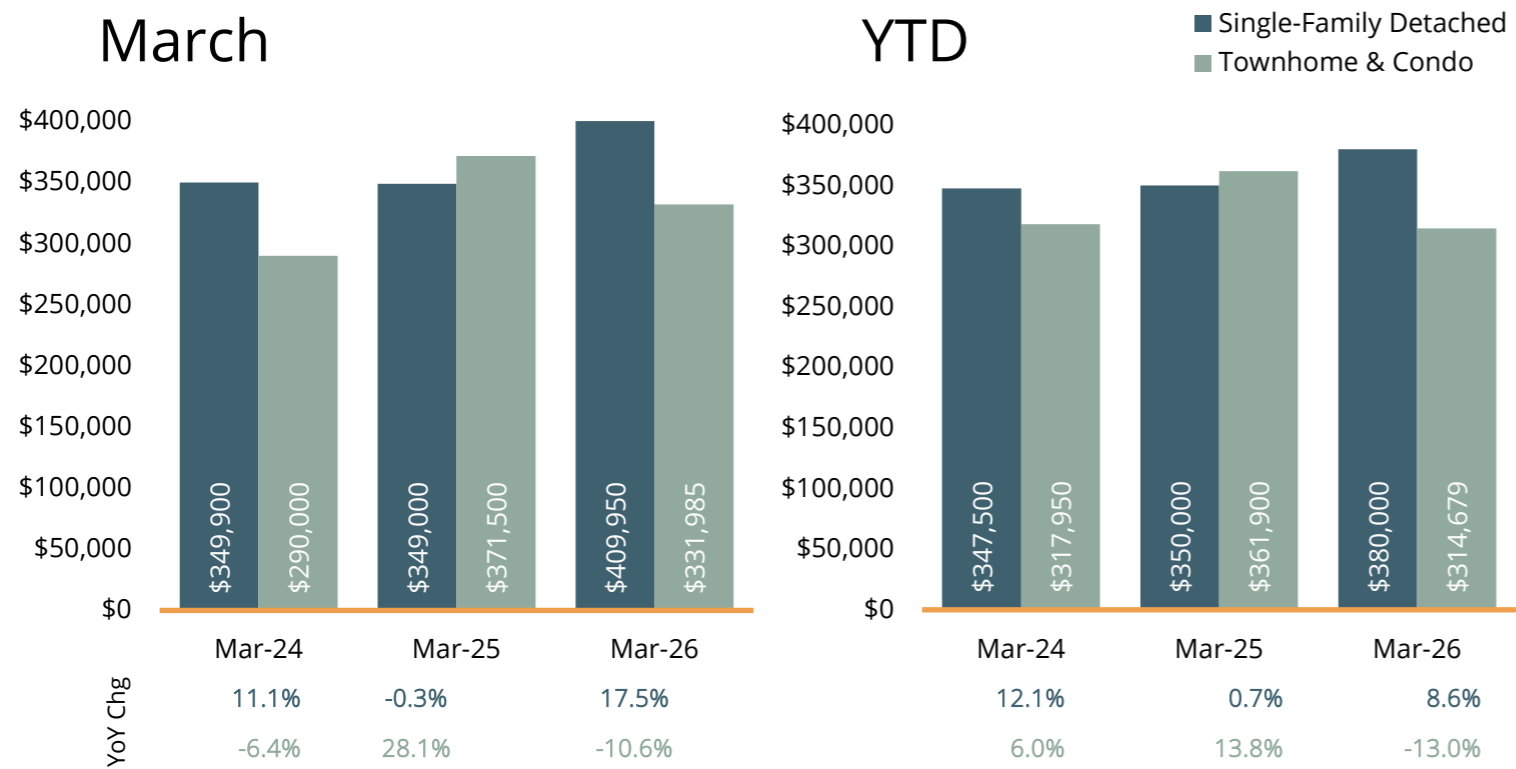
Source: Virginia REALTORS®, data accessed April 15, 2026

# New Listings



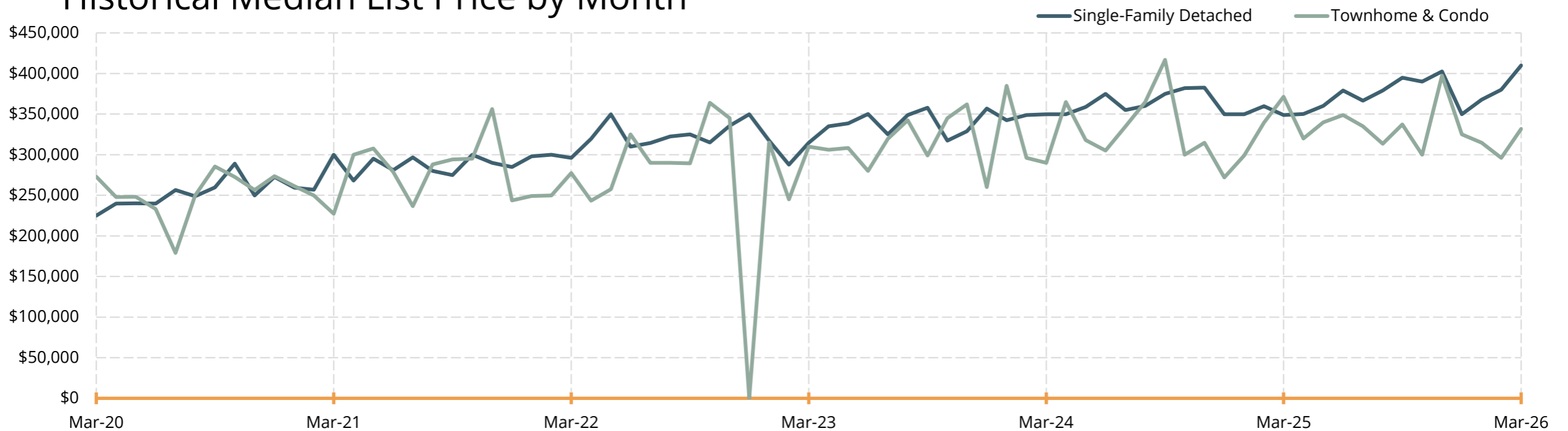
Source: Virginia REALTORS®, data accessed April 15, 2026

# Median List Price



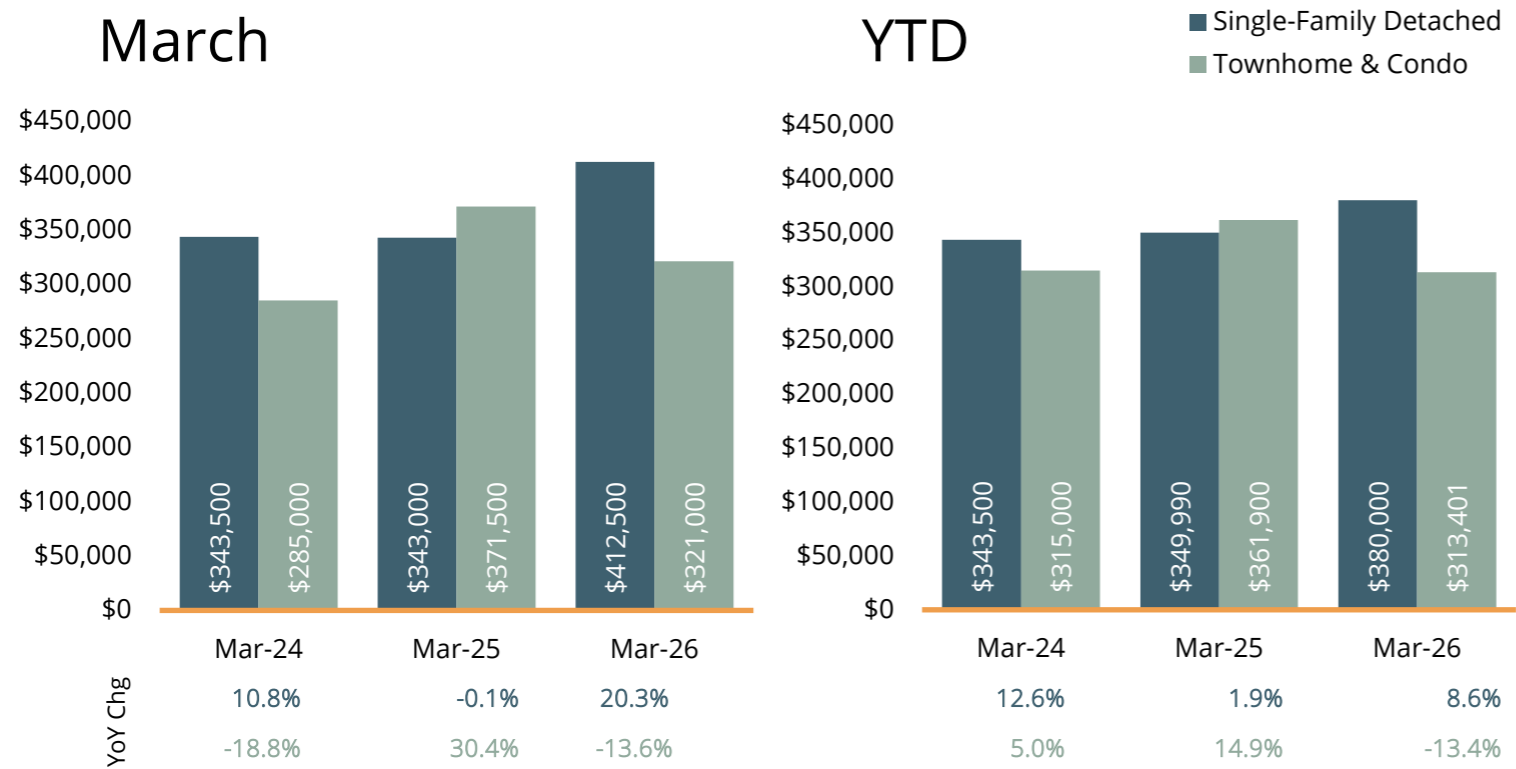
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Apr-25	\$350,000	0.0%	\$319,950	-12.3%
May-25	\$360,000	0.3%	\$340,000	7.0%
Jun-25	\$379,000	1.1%	\$349,000	14.4%
Jul-25	\$366,485	3.3%	\$335,000	0.1%
Aug-25	\$379,000	5.3%	\$313,444	-14.1%
Sep-25	\$395,000	5.4%	\$337,425	-19.1%
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%
Mar-26	\$409,950	17.5%	\$331,985	-10.6%
12-month Avg	\$377,470	4.2%	\$330,007	-1.0%

## Historical Median List Price by Month



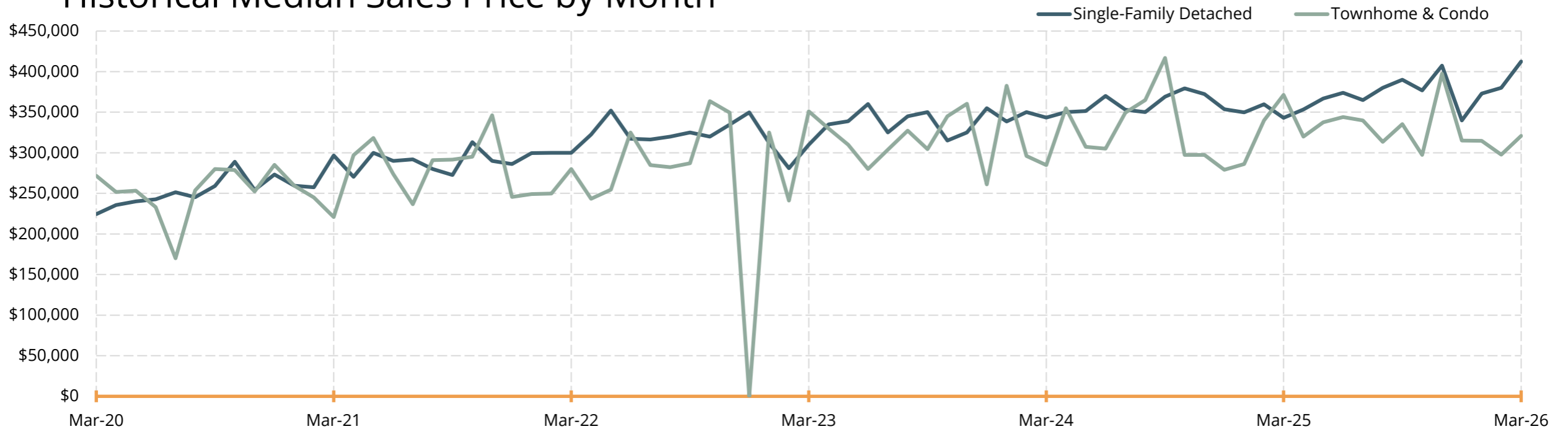
Source: Virginia REALTORS®, data accessed April 15, 2026

# Median Sales Price



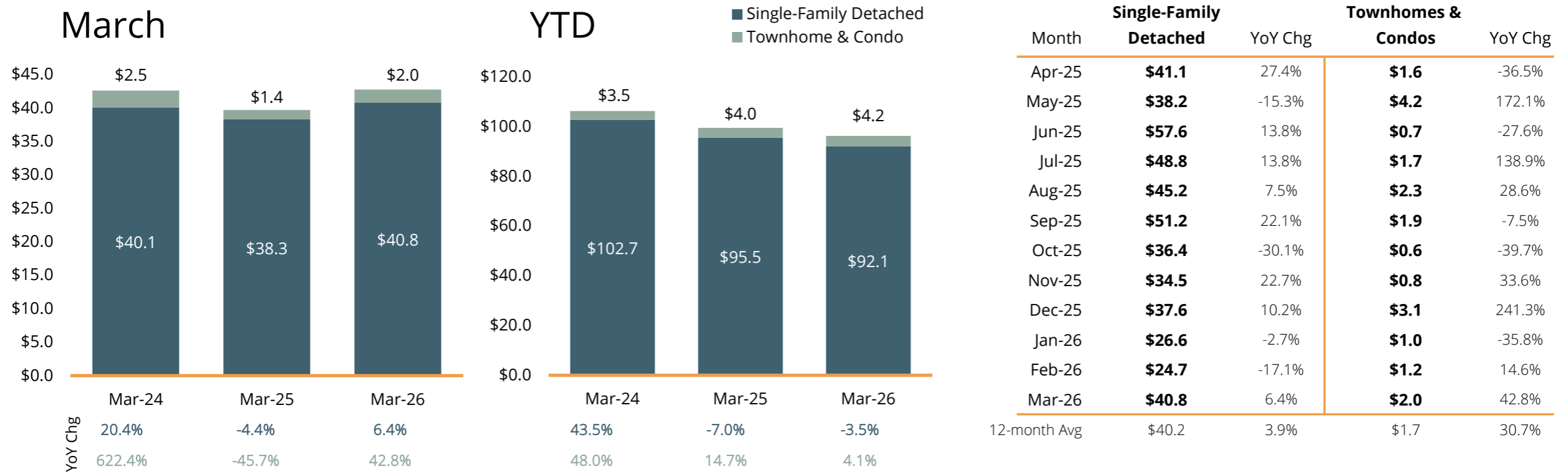
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Apr-25	\$353,500	1.0%	\$319,950	-9.9%
May-25	\$367,000	4.4%	\$337,500	9.8%
Jun-25	\$374,000	1.1%	\$344,000	12.8%
Jul-25	\$365,000	3.4%	\$340,000	-2.7%
Aug-25	\$380,000	8.6%	\$313,444	-14.1%
Sep-25	\$389,900	5.7%	\$335,425	-19.5%
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%
12-month Avg	\$376,591	5.0%	\$327,804	-0.9%

## Historical Median Sales Price by Month

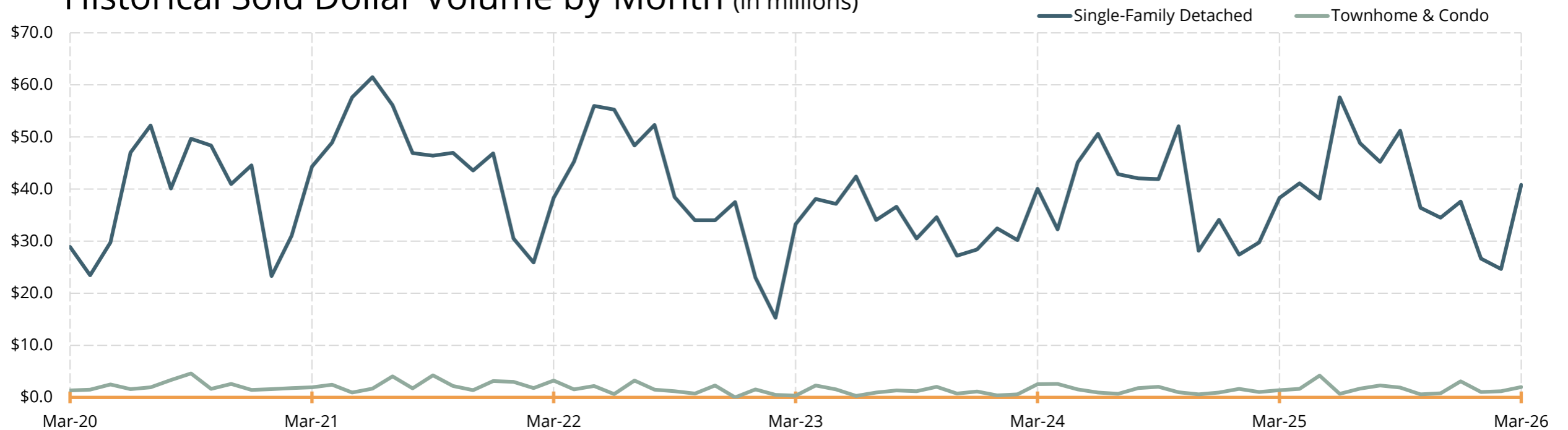


Source: Virginia REALTORS®, data accessed April 15, 2026

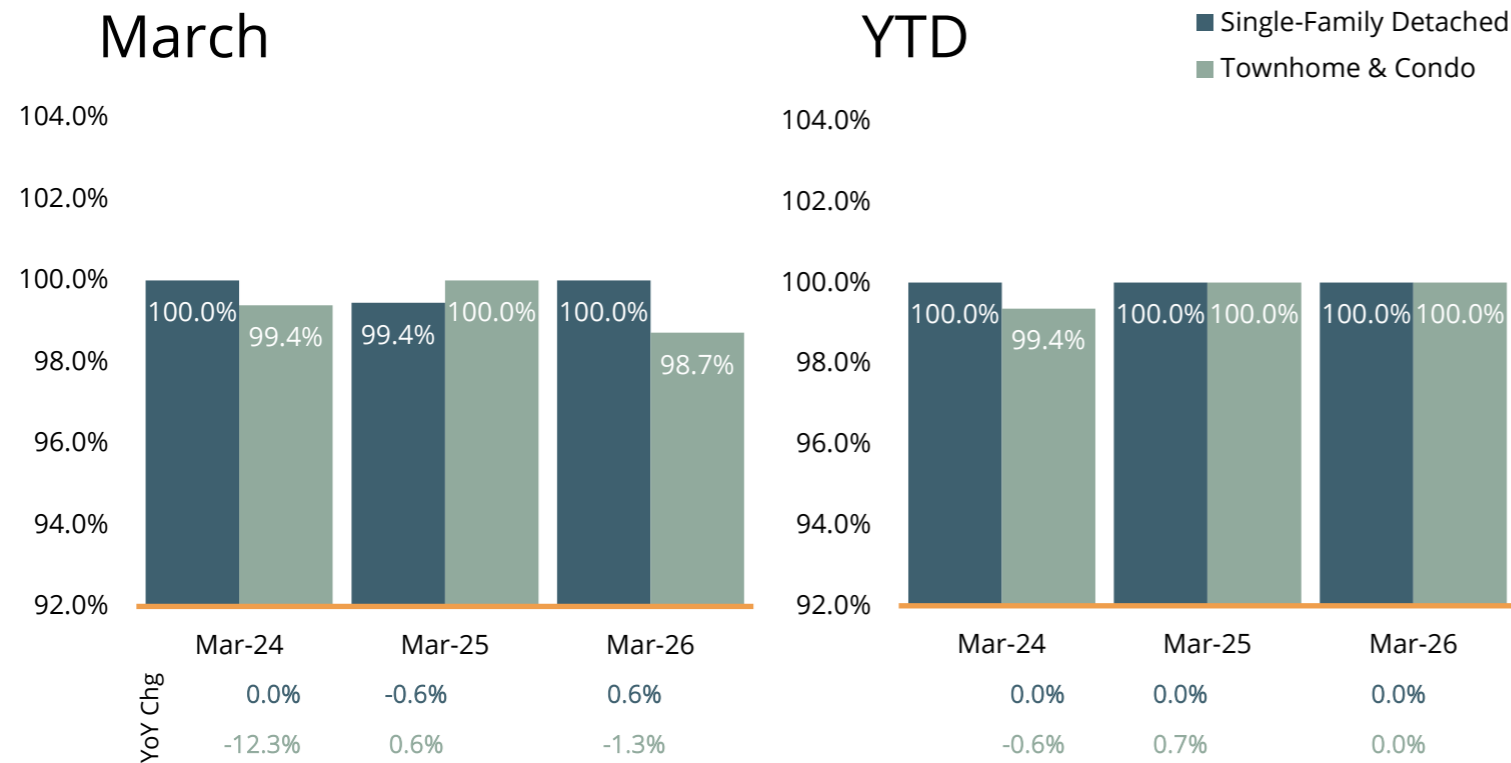
# Sold Dollar Volume (in millions)



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

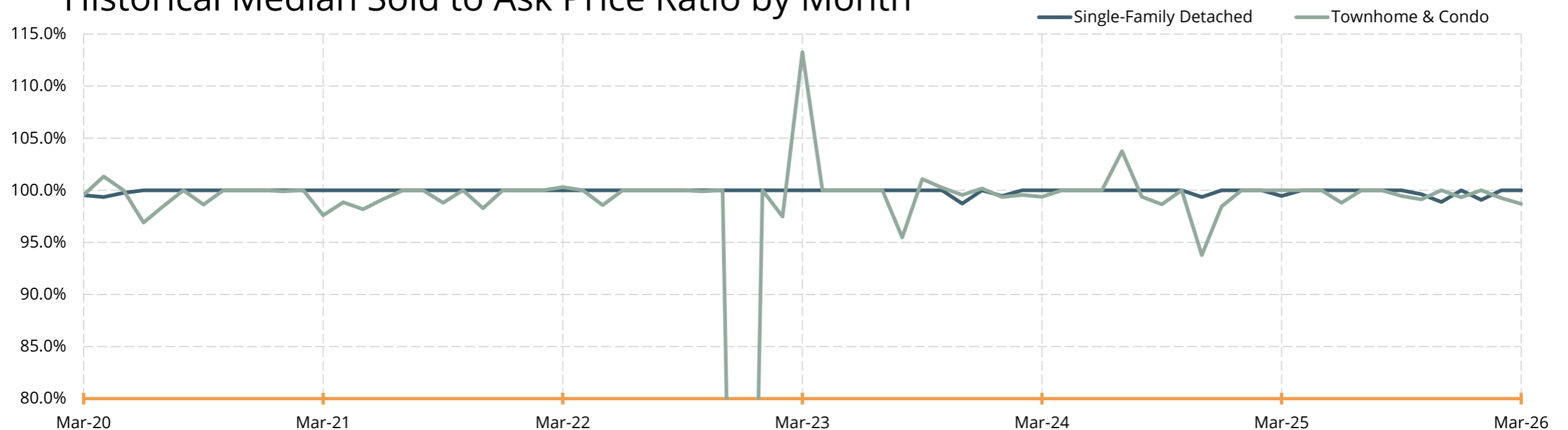


# Median Sold to Ask Price Ratio



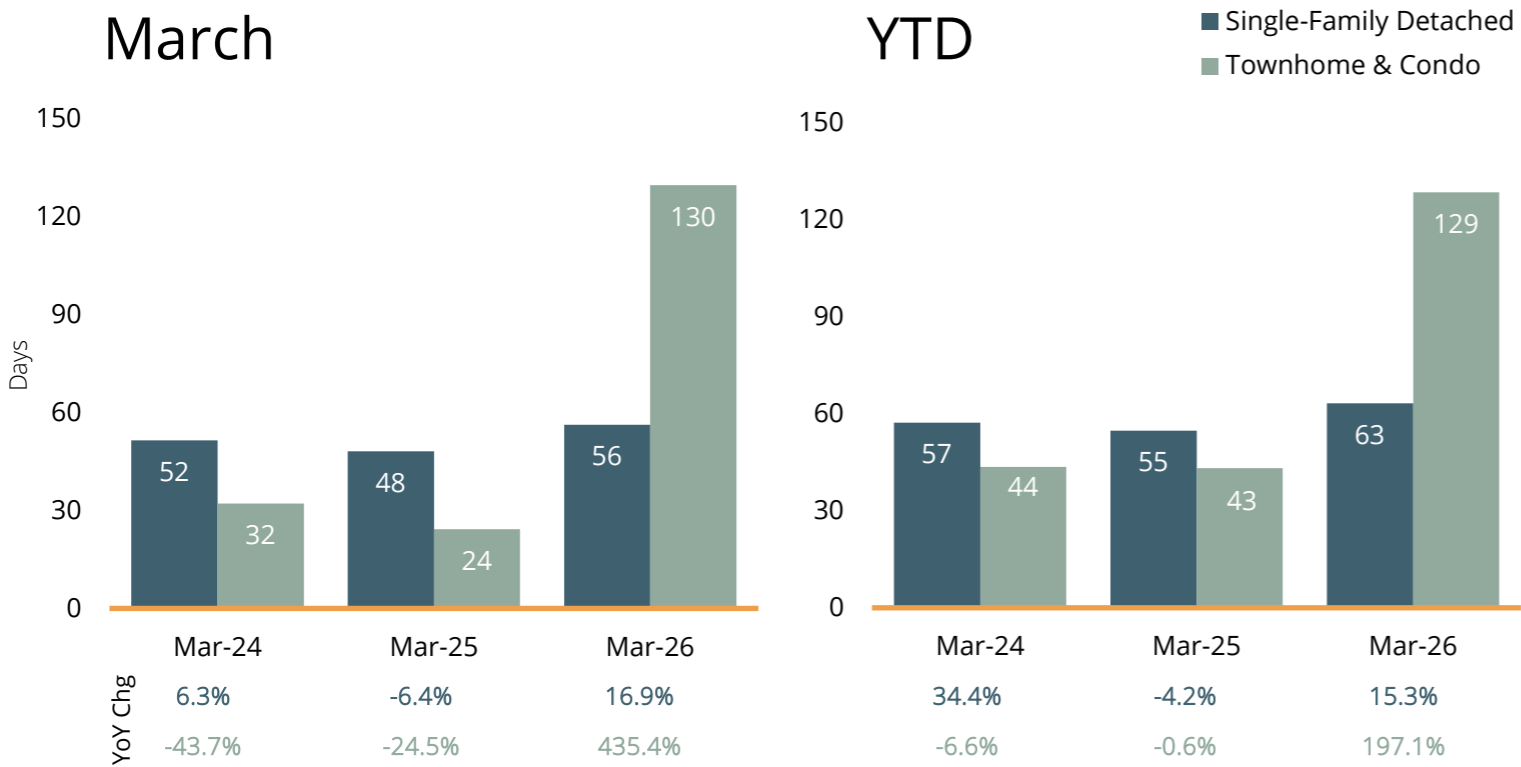
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Apr-25	100.0%	0.0%	100.0%	0.0%
May-25	100.0%	0.0%	100.0%	0.0%
Jun-25	100.0%	0.0%	98.8%	-1.2%
Jul-25	100.0%	0.0%	100.0%	-3.6%
Aug-25	100.0%	0.0%	100.0%	0.6%
Sep-25	100.0%	0.0%	99.5%	0.8%
Oct-25	99.6%	-0.4%	99.1%	-0.9%
Nov-25	98.9%	-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%
12-month Avg	99.8%	-0.1%	99.6%	0.1%

## Historical Median Sold to Ask Price Ratio by Month



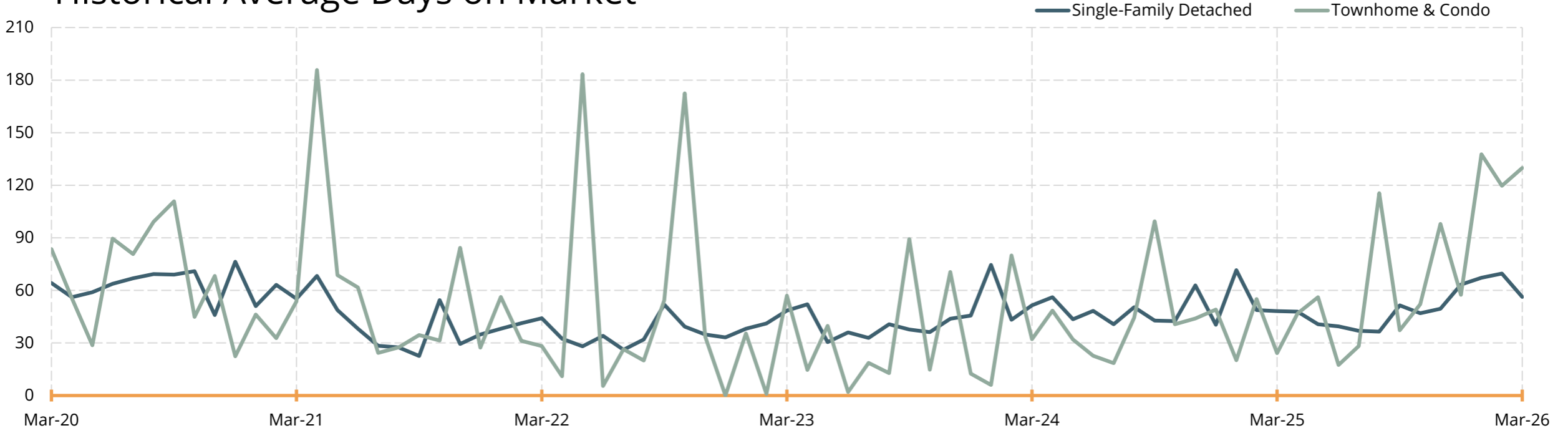
Source: Virginia REALTORS®, data accessed April 15, 2026

# Average Days on Market



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Apr-25	48	-14.8%	47	-3.4%
May-25	41	-6.7%	56	75.3%
Jun-25	40	-18.3%	18	-22.8%
Jul-25	37	-9.5%	28	52.4%
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%
12-month Avg	50	1.6%	75	79.7%

## Historical Average Days on Market

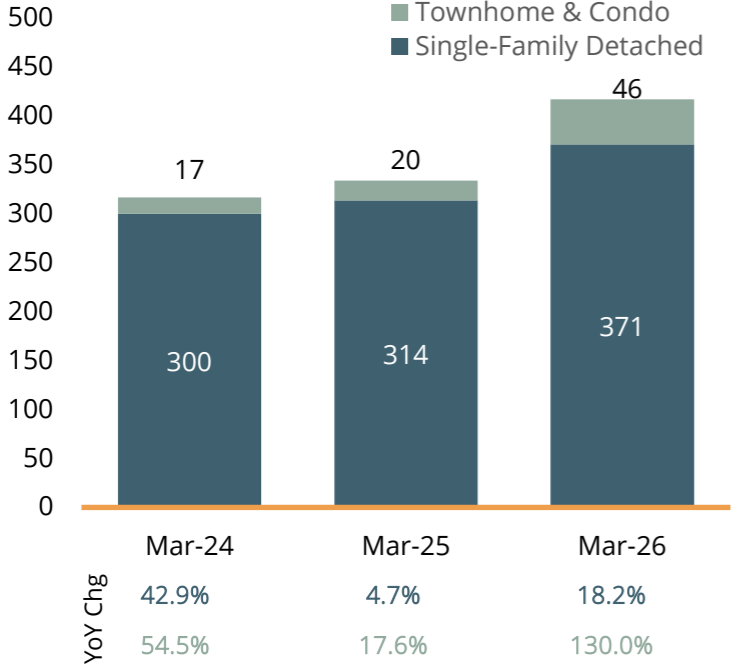


Source: Virginia REALTORS®, data accessed April 15, 2026

# Active Listings

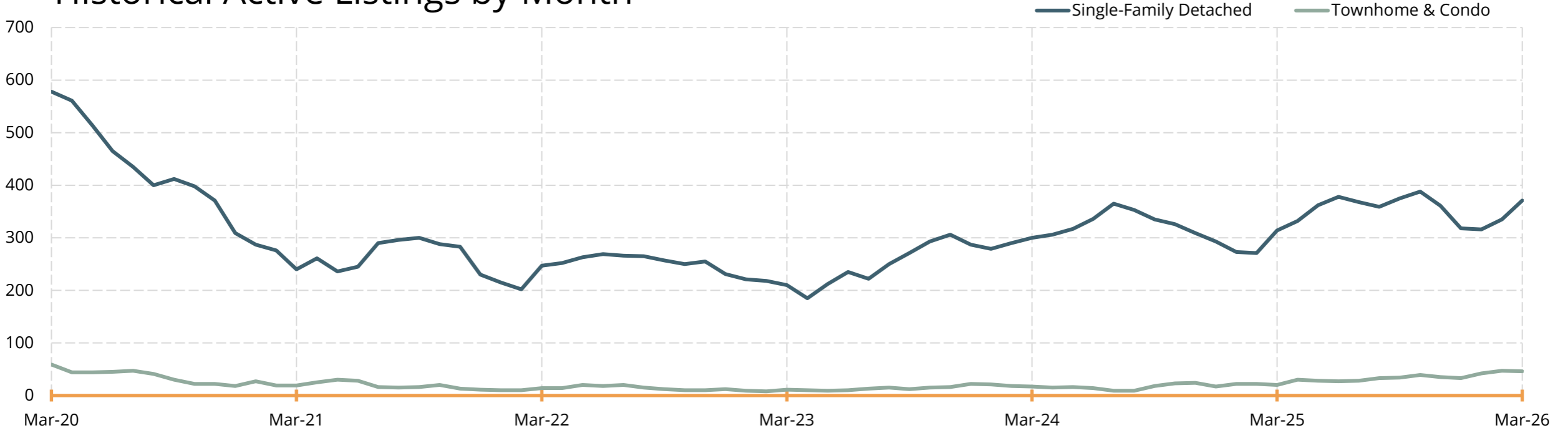


## March



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Apr-25	332	8.5%	30	100.0%
May-25	362	14.2%	28	75.0%
Jun-25	378	12.5%	27	92.9%
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%
12-month Avg	355	12.2%	35	101.9%

## Historical Active Listings by Month

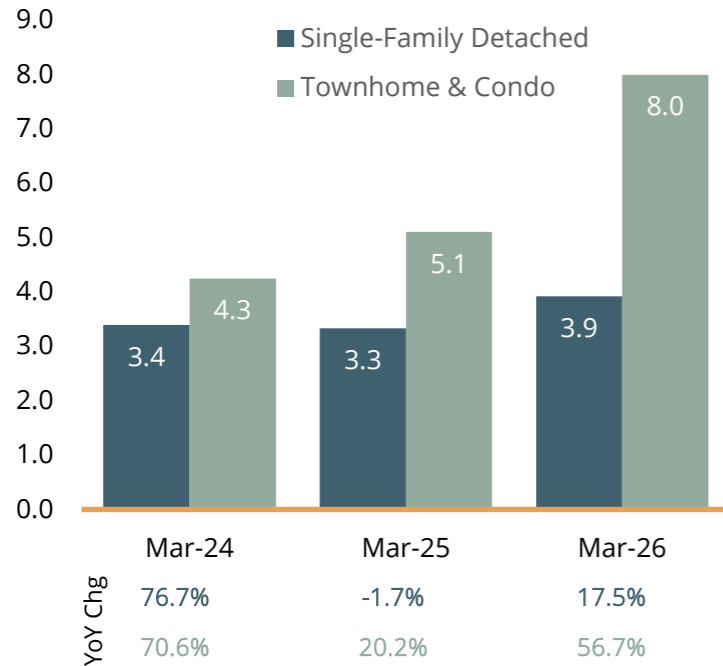


Source: Virginia REALTORS®, data accessed April 15, 2026

# Months of Supply

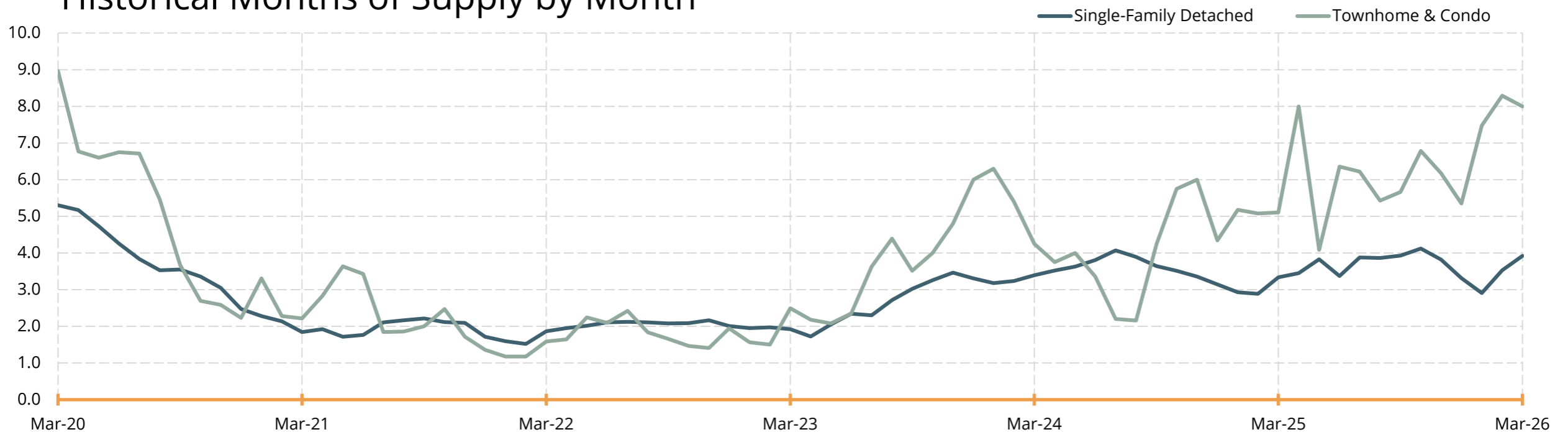


## March



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Apr-25	3.5	-2.0%	8.0	113.3%
May-25	3.8	5.6%	4.1	2.1%
Jun-25	3.4	-11.4%	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%
Mar-26	3.9	17.5%	8.0	56.7%
12-month Avg	3.7	5.3%	6.5	52.1%

## Historical Months of Supply by Month



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

# Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg
Gloucester County	68	<b>81</b>	19.1%	40	<b>38</b>	-5.0%	\$323,000	<b>\$426,950</b>	32.2%	128	<b>145</b>	13.3%	3.3	<b>3.6</b>	10.4%
King & Queen County	12	<b>6</b>	-50.0%	6	<b>8</b>	33.3%	\$317,500	<b>\$317,400</b>	0.0%	14	<b>23</b>	64.3%	2.7	<b>3.4</b>	25.7%
King William County	42	<b>53</b>	26.2%	28	<b>26</b>	-7.1%	\$371,500	<b>\$349,975</b>	-5.8%	76	<b>96</b>	26.3%	3.1	<b>3.8</b>	22.5%
Mathews County	25	<b>27</b>	8.0%	16	<b>12</b>	-25.0%	\$355,700	<b>\$478,359</b>	34.5%	44	<b>62</b>	40.9%	3.5	<b>5.6</b>	58.9%
Middlesex County	40	<b>32</b>	-20.0%	15	<b>16</b>	6.7%	\$306,000	<b>\$426,250</b>	39.3%	72	<b>91</b>	26.4%	4.2	<b>5.2</b>	23.4%

# Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg
Gloucester County	158	<b>163</b>	3.2%	87	<b>86</b>	-1.1%	\$340,750	<b>\$429,000</b>	25.9%	128	<b>145</b>	13.3%
King & Queen County	20	<b>28</b>	40.0%	16	<b>16</b>	0.0%	\$317,500	<b>\$272,450</b>	-14.2%	14	<b>23</b>	64.3%
King William County	127	<b>131</b>	3.1%	73	<b>60</b>	-17.8%	\$350,000	<b>\$362,500</b>	3.6%	76	<b>96</b>	26.3%
Mathews County	55	<b>56</b>	1.8%	30	<b>26</b>	-13.3%	\$405,000	<b>\$317,500</b>	-21.6%	44	<b>62</b>	40.9%
Middlesex County	77	<b>86</b>	11.7%	48	<b>39</b>	-18.8%	\$360,838	<b>\$420,000</b>	16.4%	72	<b>91</b>	26.4%

# Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg
Gloucester County	66	<b>77</b>	16.7%	39	<b>36</b>	-7.7%	\$325,000	<b>\$435,950</b>	34.1%	125	<b>140</b>	12.0%	3.3	<b>3.7</b>	12.0%
King & Queen County	12	<b>6</b>	-50.0%	6	<b>8</b>	33.3%	\$317,500	<b>\$317,400</b>	0.0%	14	<b>23</b>	64.3%	2.7	<b>3.4</b>	25.7%
King William County	37	<b>48</b>	29.7%	26	<b>23</b>	-11.5%	\$370,000	<b>\$358,000</b>	-3.2%	60	<b>60</b>	0.0%	2.7	<b>2.7</b>	0.8%
Mathews County	25	<b>26</b>	4.0%	16	<b>12</b>	-25.0%	\$355,700	<b>\$478,359</b>	34.5%	44	<b>62</b>	40.9%	3.5	<b>5.6</b>	59.1%
Middlesex County	39	<b>27</b>	-30.8%	14	<b>15</b>	7.1%	\$305,765	<b>\$465,000</b>	52.1%	71	<b>86</b>	21.1%	4.3	<b>5.1</b>	17.6%

# Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg
Gloucester County	154	<b>157</b>	1.9%	84	<b>83</b>	-1.2%	\$338,500	<b>\$429,900</b>	27.0%	125	<b>140</b>	12.0%
King & Queen County	20	<b>28</b>	40.0%	16	<b>16</b>	0.0%	\$317,500	<b>\$272,450</b>	-14.2%	14	<b>23</b>	64.3%
King William County	115	<b>104</b>	-9.6%	66	<b>51</b>	-22.7%	\$349,995	<b>\$379,950</b>	8.6%	60	<b>60</b>	0.0%
Mathews County	54	<b>55</b>	1.9%	29	<b>26</b>	-10.3%	\$417,500	<b>\$317,500</b>	-24.0%	44	<b>62</b>	40.9%
Middlesex County	72	<b>80</b>	11.1%	47	<b>38</b>	-19.1%	\$345,683	<b>\$422,500</b>	22.2%	71	<b>86</b>	21.1%

# Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg
Gloucester County	2	<b>4</b>	100.0%	1	<b>2</b>	100.0%	\$245,000	<b>\$377,000</b>	53.9%	3	<b>5</b>	66.7%	3.0	<b>2.5</b>	-16.7%
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	5	<b>5</b>	0.0%	2	<b>3</b>	50.0%	\$371,500	<b>\$286,580</b>	-22.9%	16	<b>36</b>	125.0%	7.1	<b>11.4</b>	59.9%
Mathews County	0	<b>1</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
Middlesex County	1	<b>5</b>	400.0%	1	<b>1</b>	0.0%	\$389,995	<b>\$340,000</b>	n/a	1	<b>5</b>	400.0%	1.7	<b>10.0</b>	483.3%

# Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg
Gloucester County	4	<b>6</b>	50.0%	3	<b>3</b>	0.0%	\$354,900	<b>\$354,000</b>	-0.3%	3	<b>5</b>	66.7%
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
King William County	12	<b>27</b>	125.0%	7	<b>9</b>	28.6%	\$369,000	<b>\$302,000</b>	-18.2%	16	<b>36</b>	125.0%
Mathews County	1	<b>1</b>	0.0%	1	<b>0</b>	-100.0%	\$298,500	<b>\$0</b>	-100.0%	0	<b>0</b>	n/a
Middlesex County	5	<b>6</b>	20.0%	1	<b>1</b>	0.0%	\$482,498	<b>\$340,000</b>	-29.5%	1	<b>5</b>	400.0%



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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.

All inquiries regarding this report may be directed to:

Robin Spensieri

Virginia REALTORS® Vice President of Communications and Media Relations

[rspensieri@virginiarealtors.org](mailto:rspensieri@virginiarealtors.org)

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.