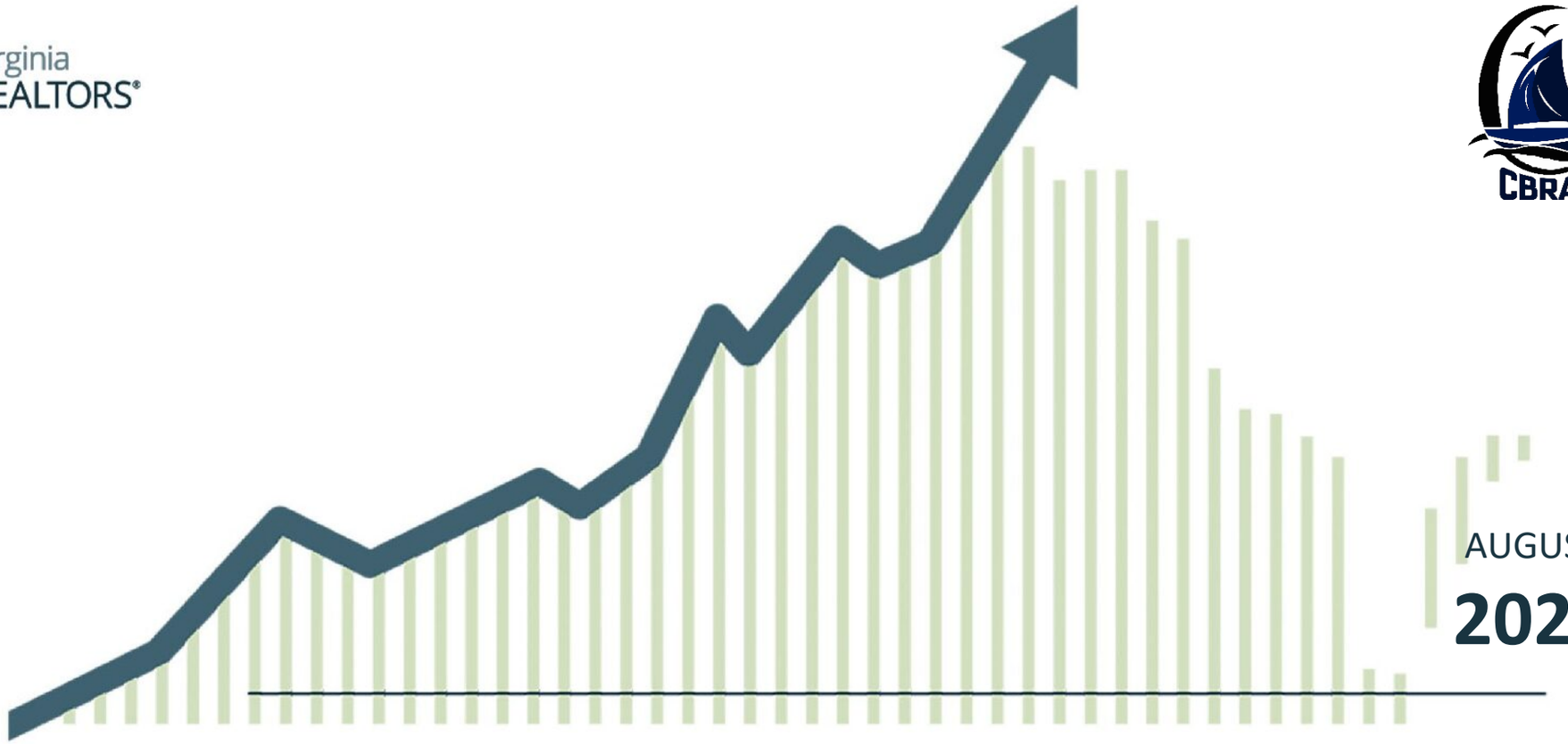
Virginia REALTORS®

CBRAR



AUGUST

2026

CBRAR CHESAPEAKE BAY & RIVERS

MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY

VIRGINIA REALTORS®

Chesapeake Bay & Rivers Market Indicators Report

Key Market Trends: **August 2026**

- **There was modest sales growth in the Chesapeake Bay & Rivers area.** Activity went up 3.4% leading to 120 total sales in August, four more than last year. Mathews County experienced the biggest jump in sales with 15 more than the previous year (+300.0%) and was the only market where activity increased. Home sales fell in King William County which had seven fewer sales (-20.6%) and King and Queen County down two sales from the year before (-28.6%).
- **Pending sales dipped across the Chesapeake Bay & Rivers region.** The total number of pending sales came to 109 this month, down 5.2% or six pending sales from the previous year. Gloucester County experienced the sharpest decline in pending sales (-11 pending sales), followed by Middlesex County (-4 pending sales). Activity went up the most in King William County with nine additional pending sales (+39.1%) and King and Queen County with three more than last year (+150.0%).
- **The Chesapeake Bay and Rivers footprint experienced its third straight month of price growth.** At $395,000, homes sold for $25,550 more than the year prior, a 6.9% price increase. Home prices in Mathews County rose 147.8% with the median price at $557,500 this month (+$332,500). Middlesex County saw prices rise 34.2% to $490,001 (+$125,001). King and Queen County experienced a $32,252 price drop (-9.8%) while homes sold for $29,285 less in King William County (-8.0%).
- **Active listings climbed in the Chesapeake Bay and Rivers market this month.** There were 483 active listings at the end of August, 91 more than a year ago, a 23.2% rise in activity. The markets with the largest influx of listings were Gloucester County with 53 more than the year before (+37.9%) and King William County with 26 additional listings (+32.5%). Listings increased for the third straight month in King and Queen County (+3 listings).

INTEREST RATE TRACKER

September 24, 2026

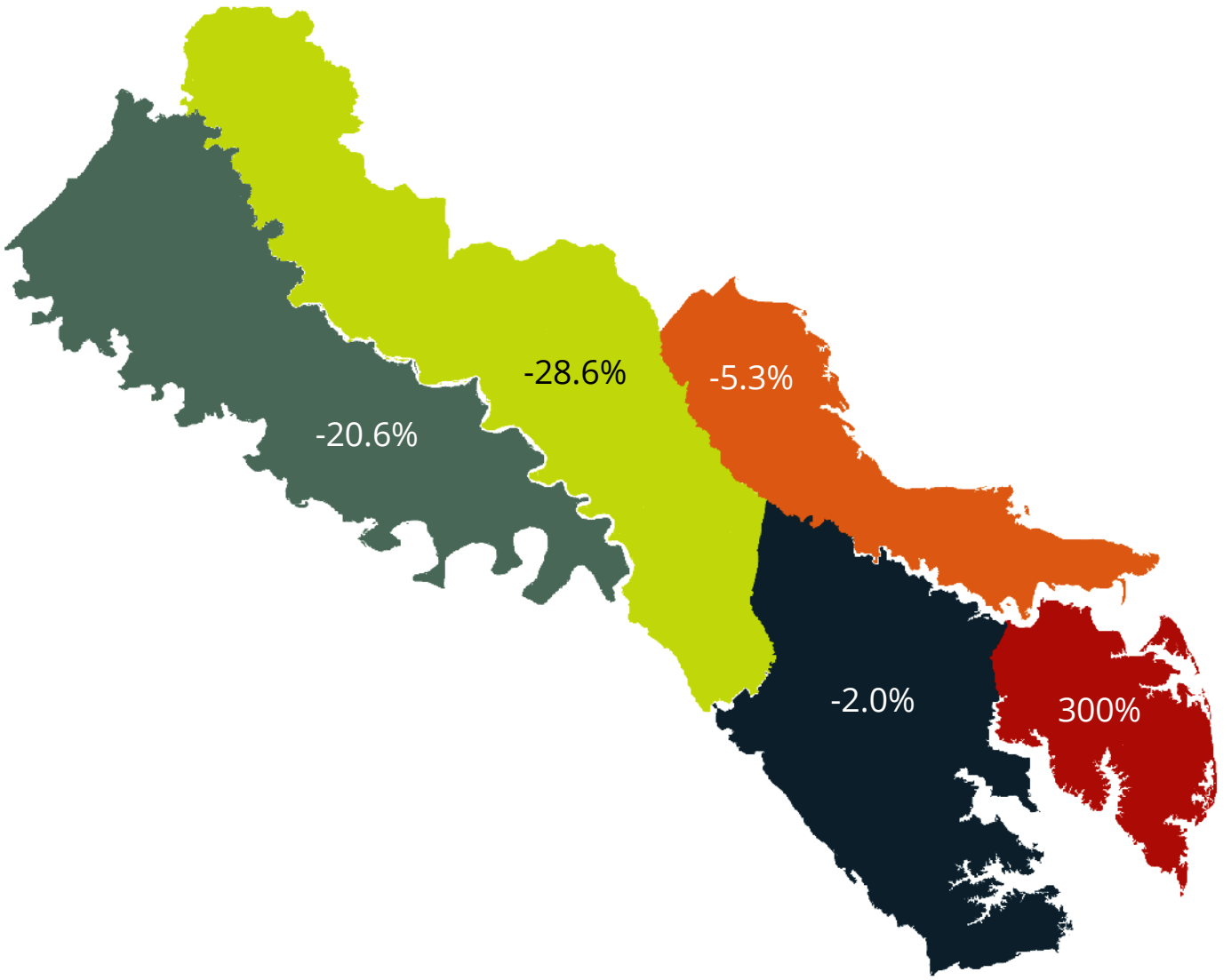


Chesapeake Bay & Rivers Market Dashboard

YoY Chg	Aug-26	Indicator
▲ 3.4%	120	Sales
▼ -5.2%	109	Pending Sales
▲ 24.7%	192	New Listings
▲ 8.0%	$405,000	Median List Price
▲ 6.9%	$395,000	Median Sales Price
▼ -1.3%	$219	Median Price Per Square Foot
▲ 21.6%	$57.7	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▲ 16.5%	48	Average Days on Market
▲ 23.2%	483	Active Listings
▲ 10.9%	4.5	Months of Supply

Sources: Virginia REALTORS®, data accessed September 15, 2026, Freddie Mac

Market Activity - Chesapeake Bay & Rivers Footprint



Total Sales

Jurisdiction	Aug-25	Aug-26	% Chg
Gloucester County	51	50	-2.0%
King & Queen County	7	5	-28.6%
King William County	34	27	-20.6%
Mathews County	5	20	300.0%
Middlesex County	19	18	-5.3%
Chesapeake Bay & Rivers	**116**	**120**	**3.4%**

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

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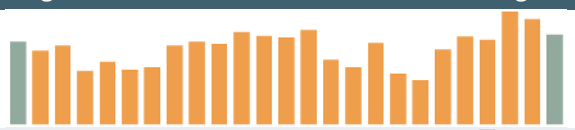
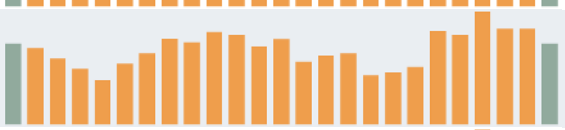
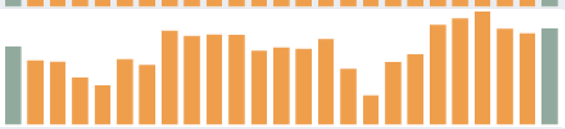
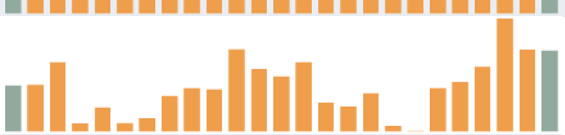
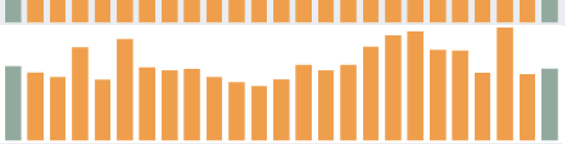
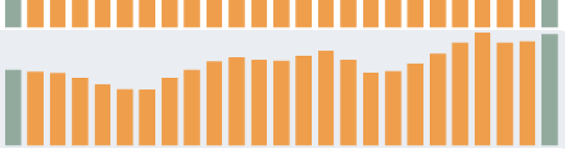
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Consumers Should Consult with a REALTOR®. Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

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.

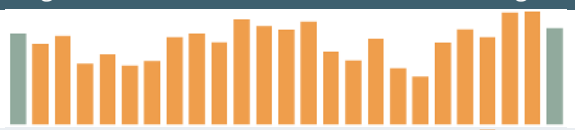
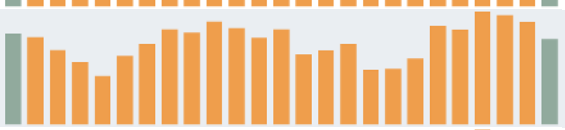
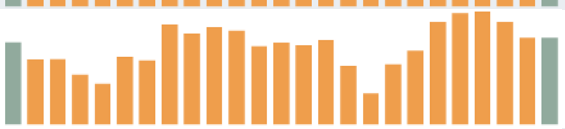
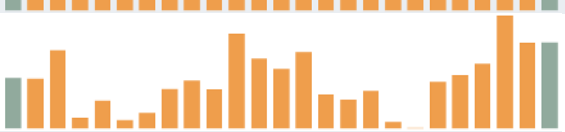
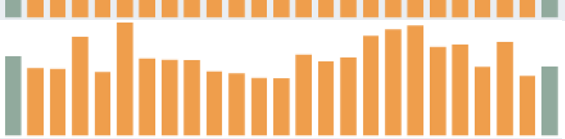
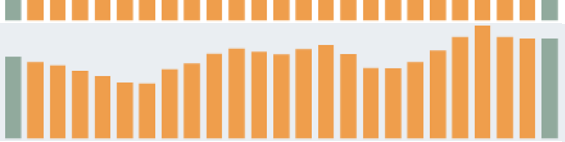
Are You Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®.

Total Market Overview

Key Metrics	2-year Trends (Aug-24 – Aug-26)	Aug-25	Aug-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales		116	**120**	3.4%	828	**867**	4.7%
Pending Sales		115	**109**	-5.2%	871	**914**	4.9%
New Listings		154	**192**	24.7%	1,274	**1,465**	15.0%
Median List Price		$375,000	**$405,000**	8.0%	$365,000	**$379,000**	3.8%
Median Sales Price		$369,450	**$395,000**	6.9%	$360,000	**$379,500**	5.4%
Median Price Per Square Foot		$222	**$219**	-1.3%	$231	**$231**	0.1%
Sold Dollar Volume (in millions)		$47.5	**$57.7**	21.6%	$340.9	**$379.1**	11.2%
Median Sold/Ask Price Ratio		100.0%	**100.0%**	0.0%	100.0%	**100.0%**	0.0%
Average Days on Market		41	**48**	16.5%	45	**59**	30.5%
Active Listings		392	**483**	23.2%	n/a	**n/a**	n/a
Months of Supply		4.1	**4.5**	10.9%	n/a	**n/a**	n/a

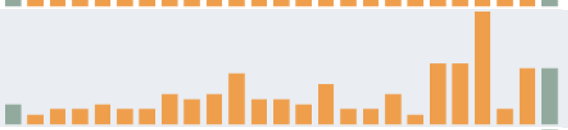
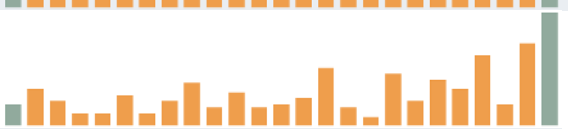
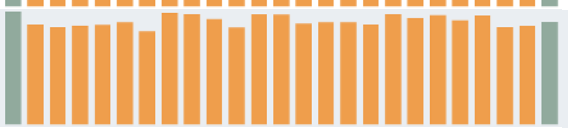
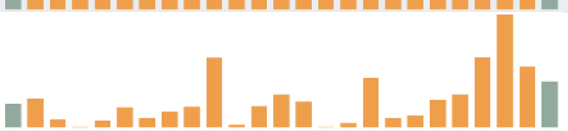
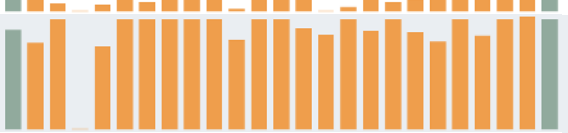
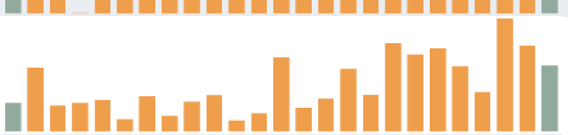
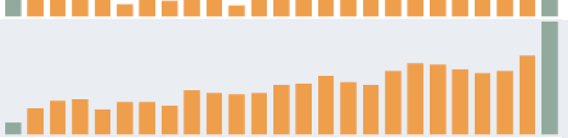
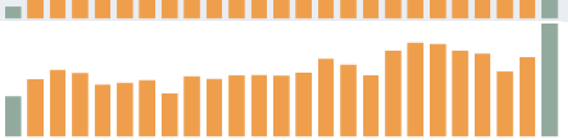
Source: Virginia REALTORS®, data accessed September 15, 2026

Single-Family Detached Market Overview

Key Metrics	2-year Trends (Aug-24 – Aug-26)	Aug-25	Aug-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales		109	**111**	1.8%	785	**795**	1.3%
Pending Sales		110	**98**	-10.9%	828	**835**	0.8%
New Listings		147	**155**	5.4%	1,208	**1,319**	9.2%
Median List Price		$379,000	**$435,000**	14.8%	$367,000	**$384,900**	4.9%
Median Sales Price		$380,000	**$419,900**	10.5%	$364,000	**$384,000**	5.5%
Median Price Per Square Foot		$225	**$221**	-1.5%	$221	**$226**	2.4%
Sold Dollar Volume (in millions)		$45.2	**$54.8**	21.1%	$326.4	**$355.4**	8.9%
Median Sold/Ask Price Ratio		100.0%	**100.0%**	0.0%	100.0%	**100.0%**	0.0%
Average Days on Market		37	**44**	19.5%	45	**53**	18.4%
Active Listings		359	**409**	13.9%	n/a	**n/a**	n/a
Months of Supply		4.0	**4.1**	3.4%	n/a	**n/a**	n/a

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

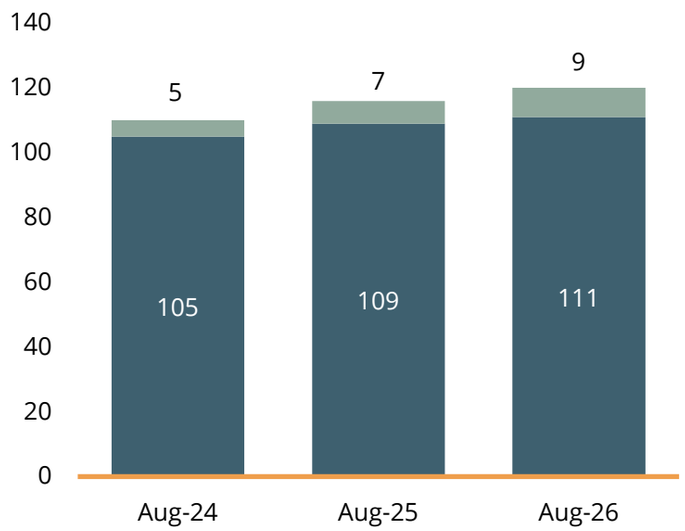
Townhome & Condo Market Overview

Key Metrics	2-year Trends (Aug-24 – Aug-26)	Aug-25	Aug-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales		7	**9**	28.6%	43	**72**	67.4%
Pending Sales		5	**11**	120.0%	43	**79**	83.7%
New Listings		7	**37**	428.6%	66	**146**	121.2%
Median List Price		$313,444	**$280,000**	-10.7%	$339,500	**$299,475**	-11.8%
Median Sales Price		$313,444	**$280,000**	-10.7%	$340,000	**$301,000**	-11.5%
Median Price Per Square Foot		$206	**$193**	-6.3%	$204	**$192**	-5.9%
Sold Dollar Volume (in millions)		$2.3	**$2.9**	30.0%	$14.4	**$23.7**	64.1%
Median Sold/Ask Price Ratio		100.0%	**100.0%**	0.0%	100.0%	**100.0%**	0.0%
Average Days on Market		115	**103**	-10.7%	52	**126**	144.3%
Active Listings		33	**74**	124.2%	n/a	**n/a**	n/a
Months of Supply		5.4	**9.7**	77.9%	n/a	**n/a**	n/a

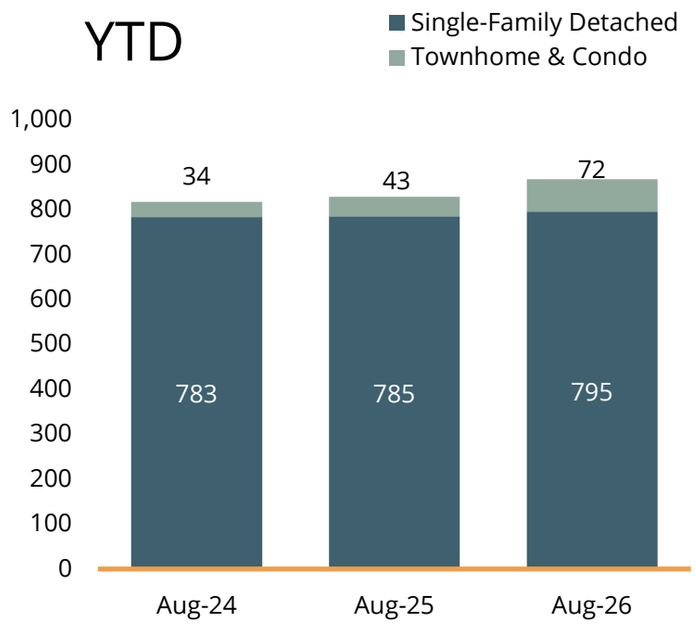
Source: Virginia REALTORS®, data accessed September 15, 2026

Sales

August

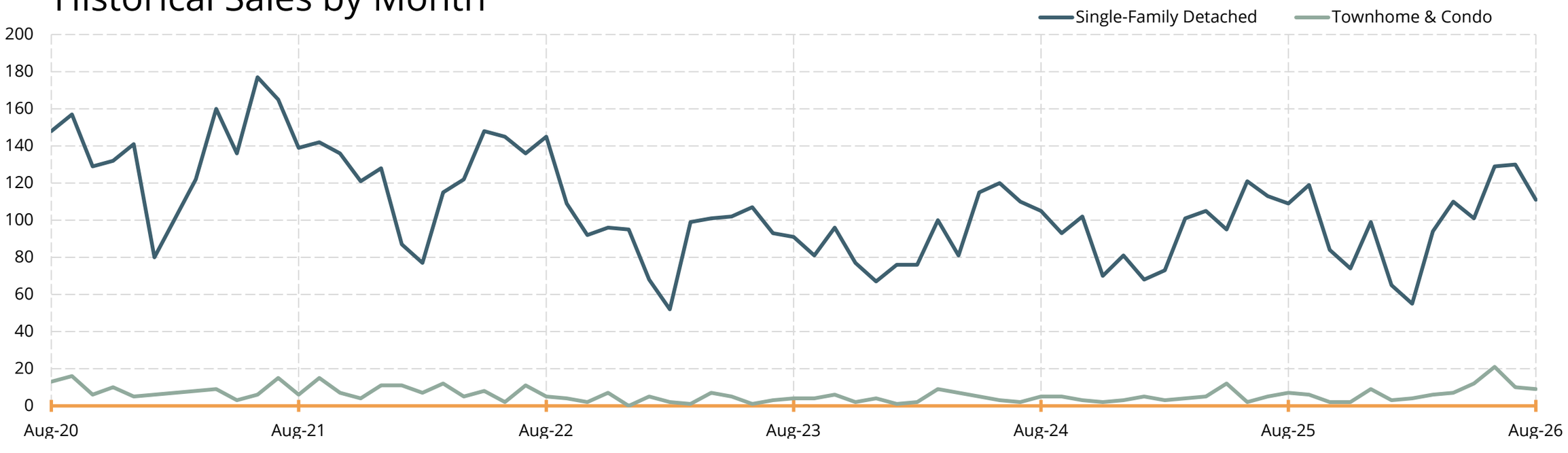


YTD



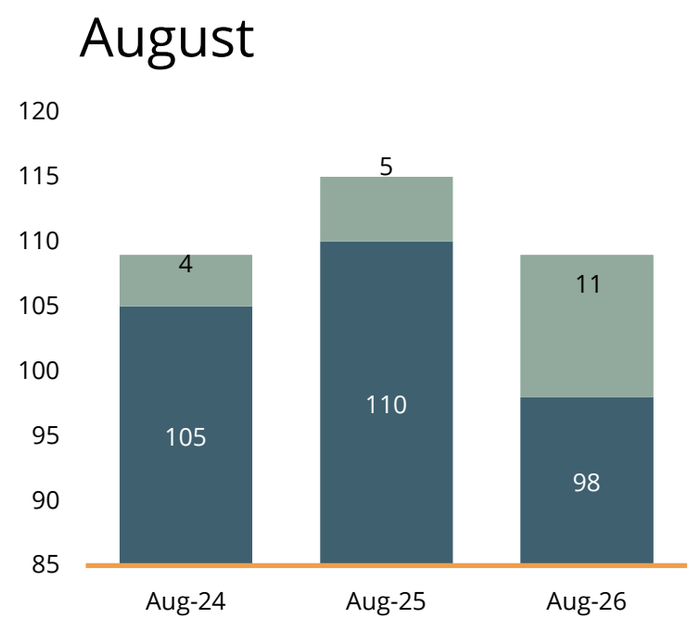
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Sep-25	**119**	28.0%	**6**	20.0%
Oct-25	**84**	-17.6%	**2**	-33.3%
Nov-25	**74**	5.7%	**2**	0.0%
Dec-25	**99**	22.2%	**9**	200.0%
Jan-26	**65**	-4.4%	**3**	-40.0%
Feb-26	**55**	-24.7%	**4**	33.3%
Mar-26	**94**	-6.9%	**6**	50.0%
Apr-26	**110**	4.8%	**7**	40.0%
May-26	**101**	6.3%	**12**	0.0%
Jun-26	**129**	6.6%	**21**	950.0%
Jul-26	**130**	15.0%	**10**	100.0%
Aug-26	**111**	1.8%	**9**	28.6%
YoY Chg	15.4%	3.8%	1.8%	9.8%	0.3%	1.3%	12-month Avg	98	3.5%	8	62.5%
YoY Chg	25.0%	40.0%	28.6%	21.4%	26.5%	67.4%					

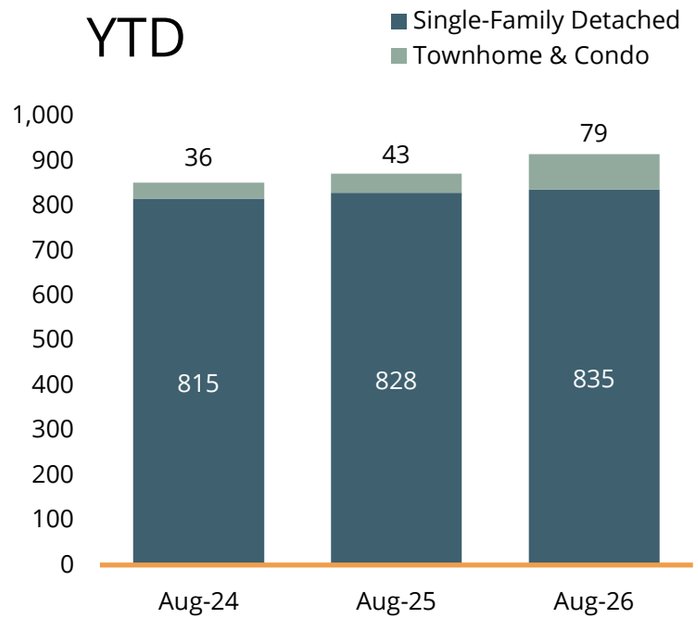
Historical Sales by Month



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

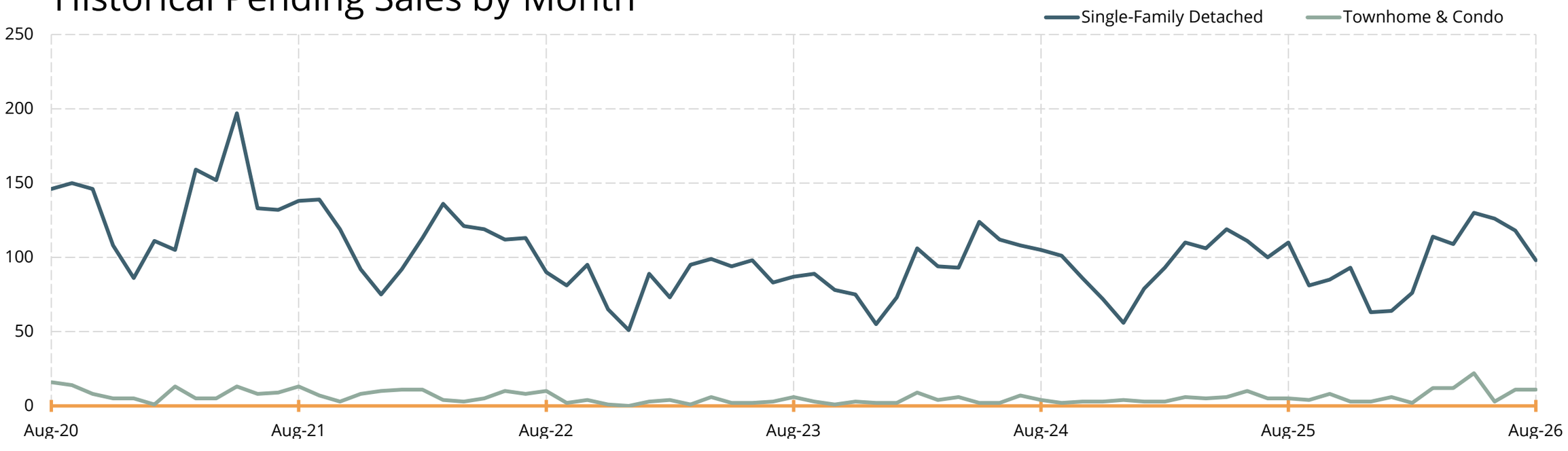
Pending Sales





Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Sep-25	**81**	-19.8%	**4**	100.0%
Oct-25	**85**	-1.2%	**8**	166.7%
Nov-25	**93**	29.2%	**3**	0.0%
Dec-25	**63**	12.5%	**3**	-25.0%
Jan-26	**64**	-19.0%	**6**	100.0%
Feb-26	**76**	-18.3%	**2**	-33.3%
Mar-26	**114**	3.6%	**12**	100.0%
Apr-26	**109**	2.8%	**12**	140.0%
May-26	**130**	9.2%	**22**	266.7%
Jun-26	**126**	13.5%	**3**	-70.0%
Jul-26	**118**	18.0%	**11**	120.0%
Aug-26	**98**	-10.9%	**11**	120.0%
YoY Chg	20.7%	4.8%	-10.9%	13.5%	1.6%	0.8%	12-month Avg	96	1.2%	8	76.4%
YoY Chg	-33.3%	25.0%	120.0%	33.3%	19.4%	83.7%					

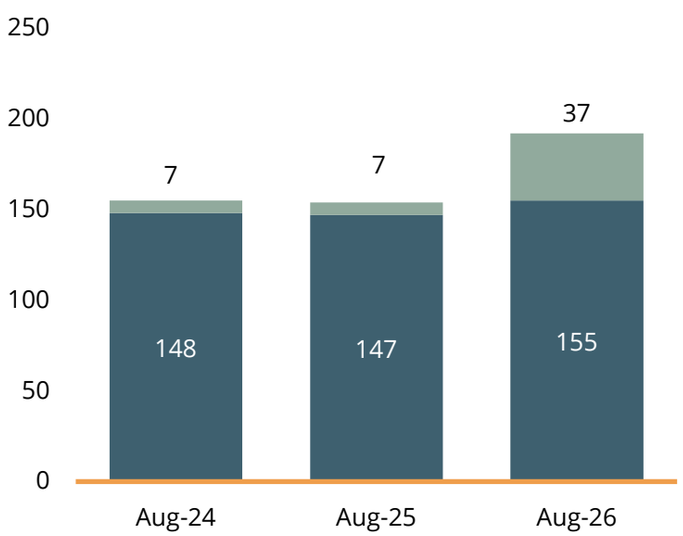
Historical Pending Sales by Month



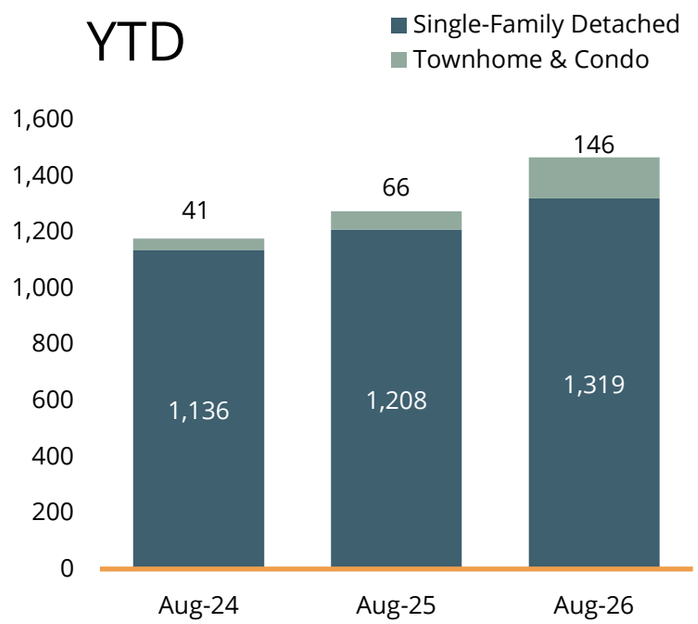
Source: Virginia REALTORS®, data accessed September 15, 2026

New Listings

August

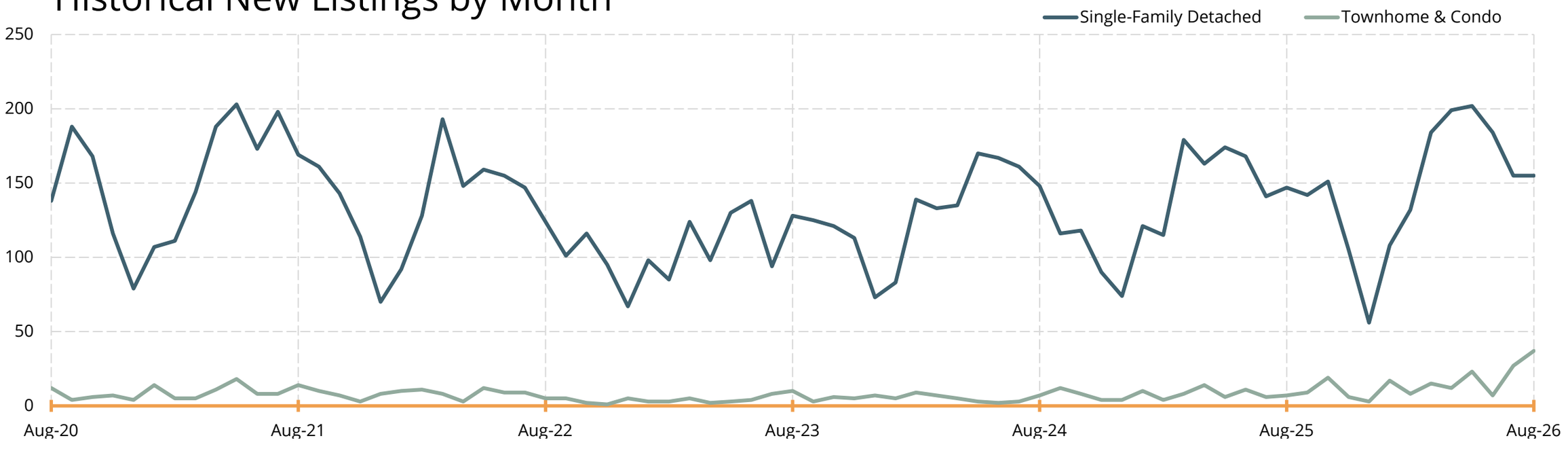


YTD



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Sep-25	**142**	22.4%	**9**	-25.0%
Oct-25	**151**	28.0%	**19**	137.5%
Nov-25	**105**	16.7%	**6**	50.0%
Dec-25	**56**	-24.3%	**3**	-25.0%
Jan-26	**108**	-10.7%	**17**	70.0%
Feb-26	**132**	14.8%	**8**	100.0%
Mar-26	**184**	2.8%	**15**	87.5%
Apr-26	**199**	22.1%	**12**	-14.3%
May-26	**202**	16.1%	**23**	283.3%
Jun-26	**184**	9.5%	**7**	-36.4%
Jul-26	**155**	9.9%	**27**	350.0%
Aug-26	**155**	5.4%	**37**	428.6%
YoY Chg	15.6%	-0.7%	5.4%	26.9%	6.3%	9.2%	12-month Avg	148	10.4%	15	94.7%
	-30.0%	0.0%	428.6%	7.9%	61.0%	121.2%					

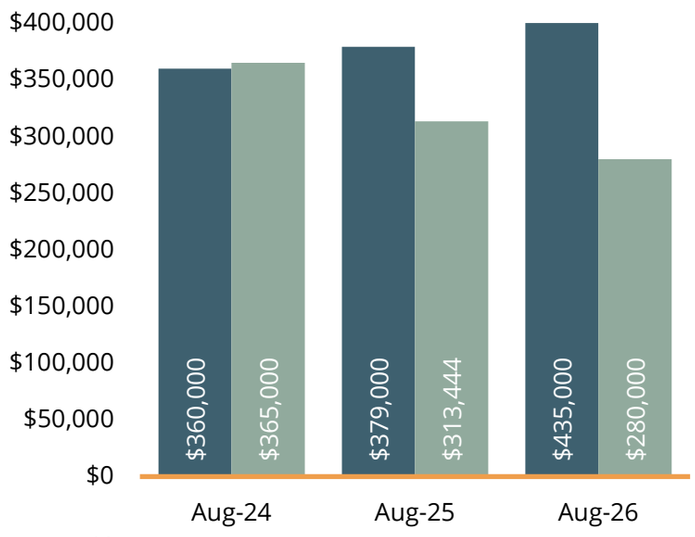
Historical New Listings by Month



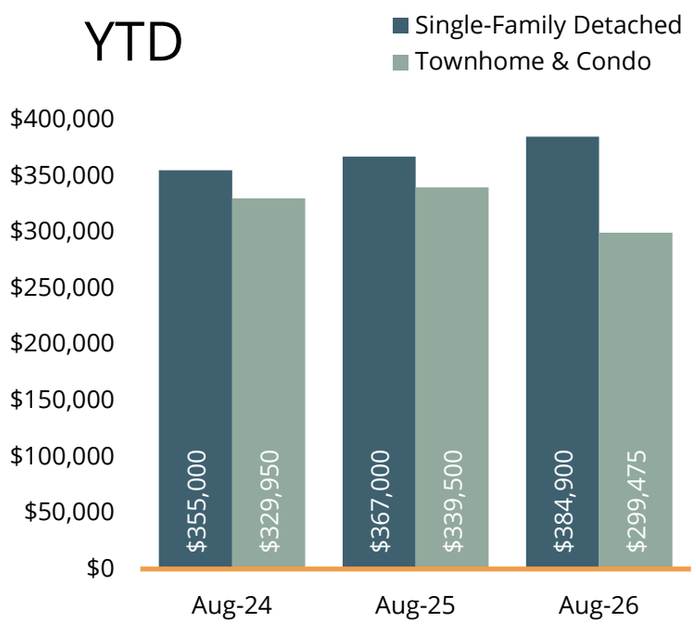
Source: Virginia REALTORS®, data accessed September 15, 2026

Median List Price

August

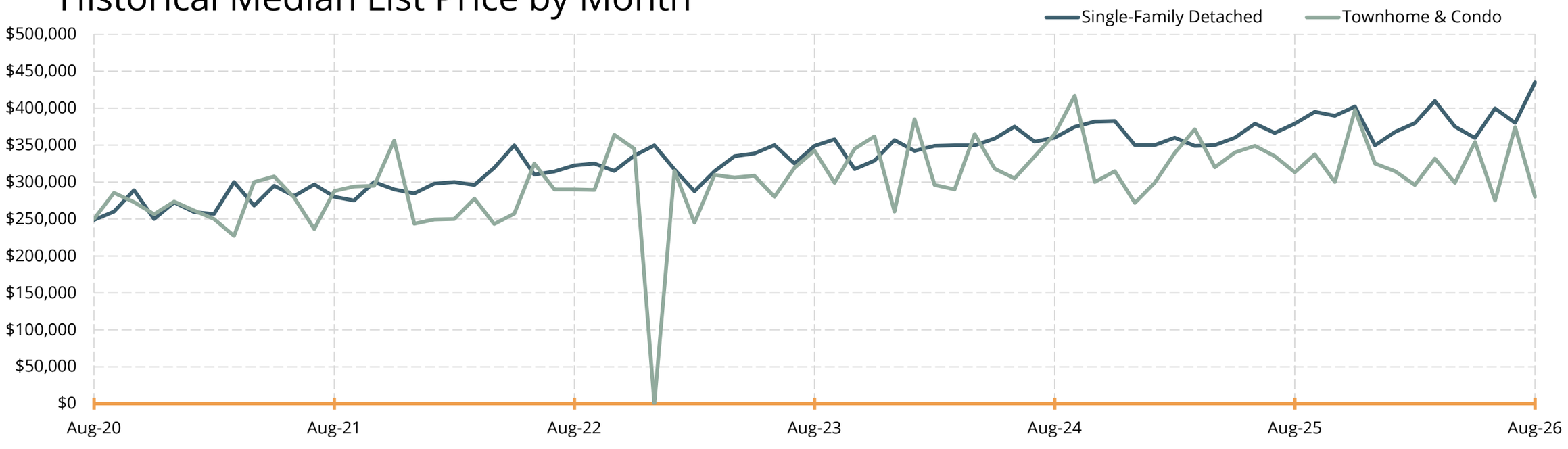


YTD



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Jul-26	**$380,000**	3.7%	**$374,588**	11.8%
Aug-26	**$435,000**	14.8%	**$280,000**	-10.7%
YoY Chg	3.2%	5.3%	14.8%	7.6%	3.4%	4.9%	12-month Avg	$387,083	6.0%	**$323,814**	-2.1%
	6.6%	-14.1%	-10.7%	7.8%	2.9%	-11.8%					

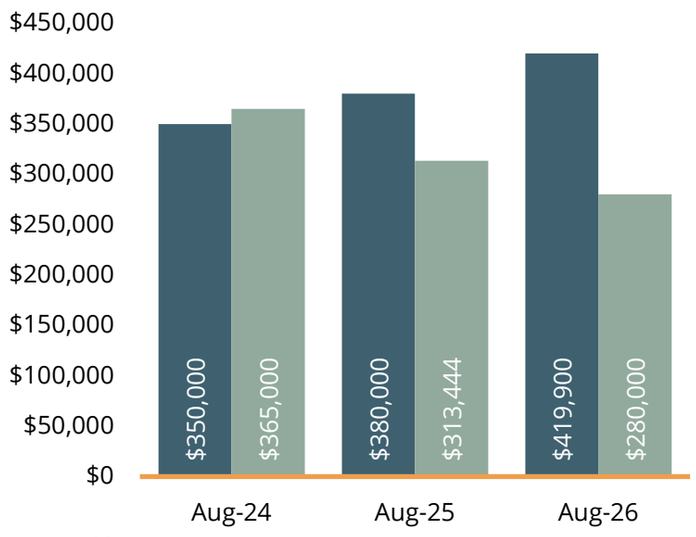
Historical Median List Price by Month



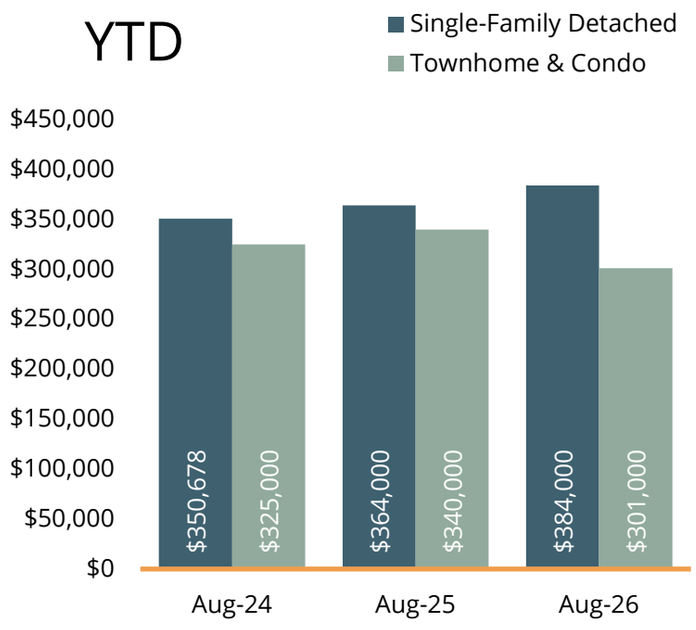
Source: Virginia REALTORS®, data accessed September 15, 2026

Median Sales Price

August

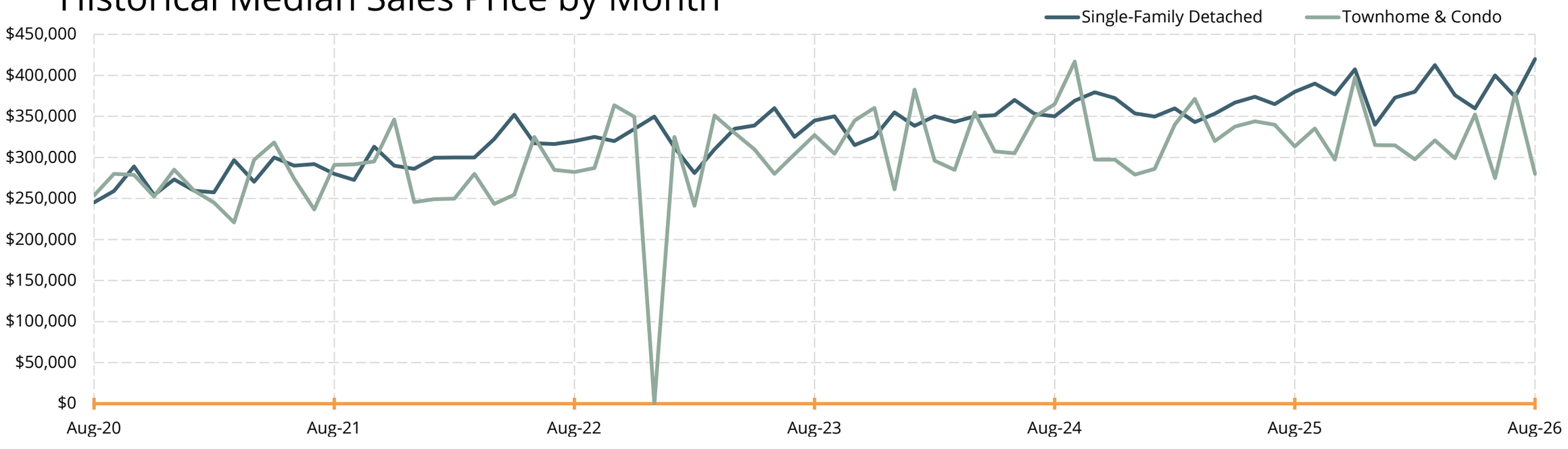


YTD



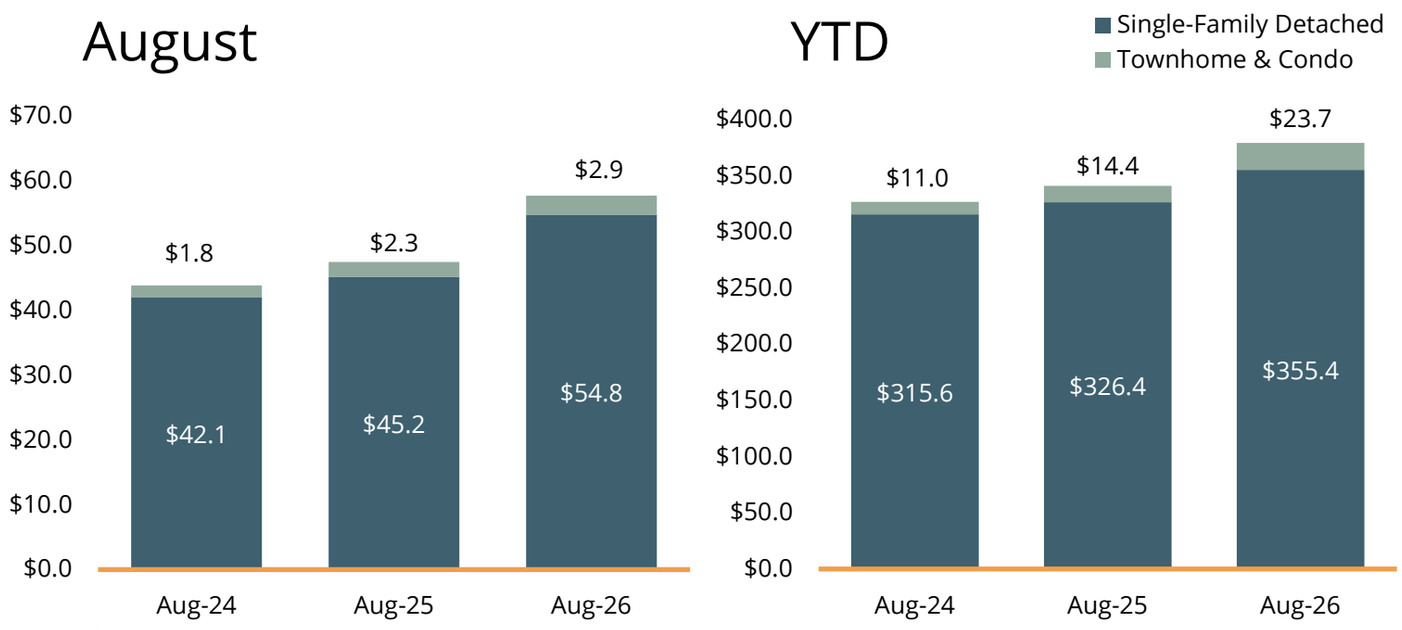
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Sep-25	**$389,900**	5.7%	**$335,425**	-19.5%
Oct-25	**$376,740**	-0.7%	**$297,495**	0.0%
Nov-25	**$407,450**	9.4%	**$397,450**	33.6%
Dec-25	**$340,000**	-3.9%	**$315,000**	12.9%
Jan-26	**$373,000**	6.6%	**$314,679**	10.0%
Feb-26	**$380,000**	5.6%	**$297,701**	-12.4%
Mar-26	**$412,500**	20.3%	**$321,000**	-13.6%
Apr-26	**$376,000**	6.4%	**$299,000**	-6.5%
May-26	**$359,900**	-1.9%	**$352,500**	4.4%
Jun-26	**$400,000**	7.0%	**$275,000**	-20.1%
Jul-26	**$374,000**	2.5%	**$378,124**	11.2%
Aug-26	**$419,900**	10.5%	**$280,000**	-10.7%
YoY Chg	1.4%	8.6%	10.5%	6.2%	3.8%	5.5%	12-month Avg	$384,116	5.5%	**$321,948**	-2.0%
	11.6%	-14.1%	-10.7%	5.6%	4.6%	-11.5%					

Historical Median Sales Price by Month



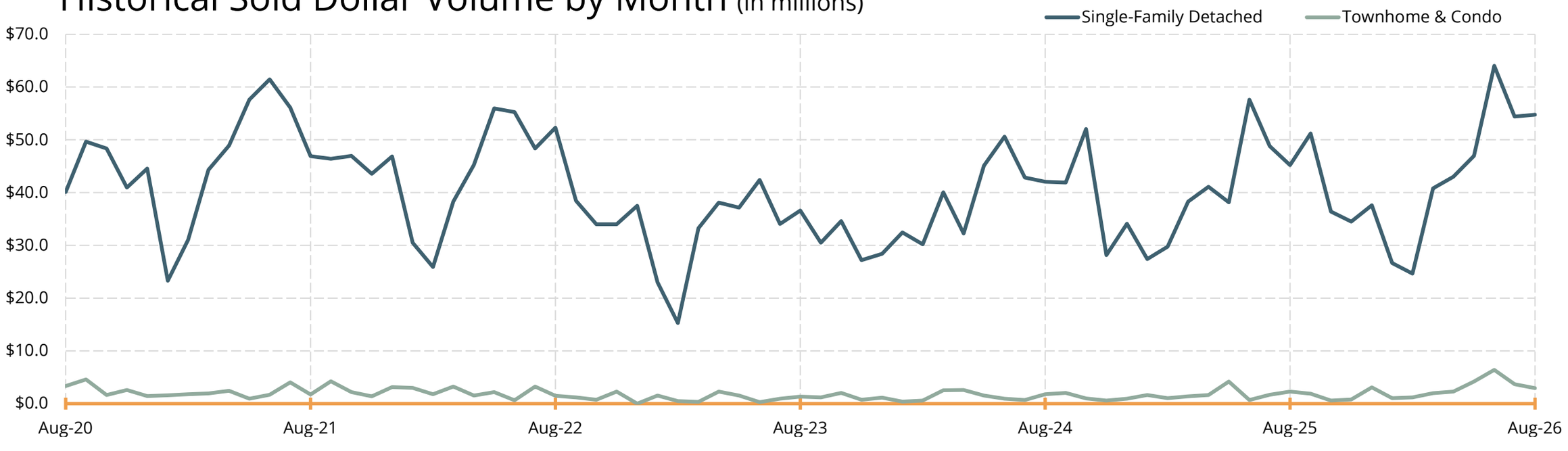
Source: Virginia REALTORS®, data accessed September 15, 2026

Sold Dollar Volume (in millions)



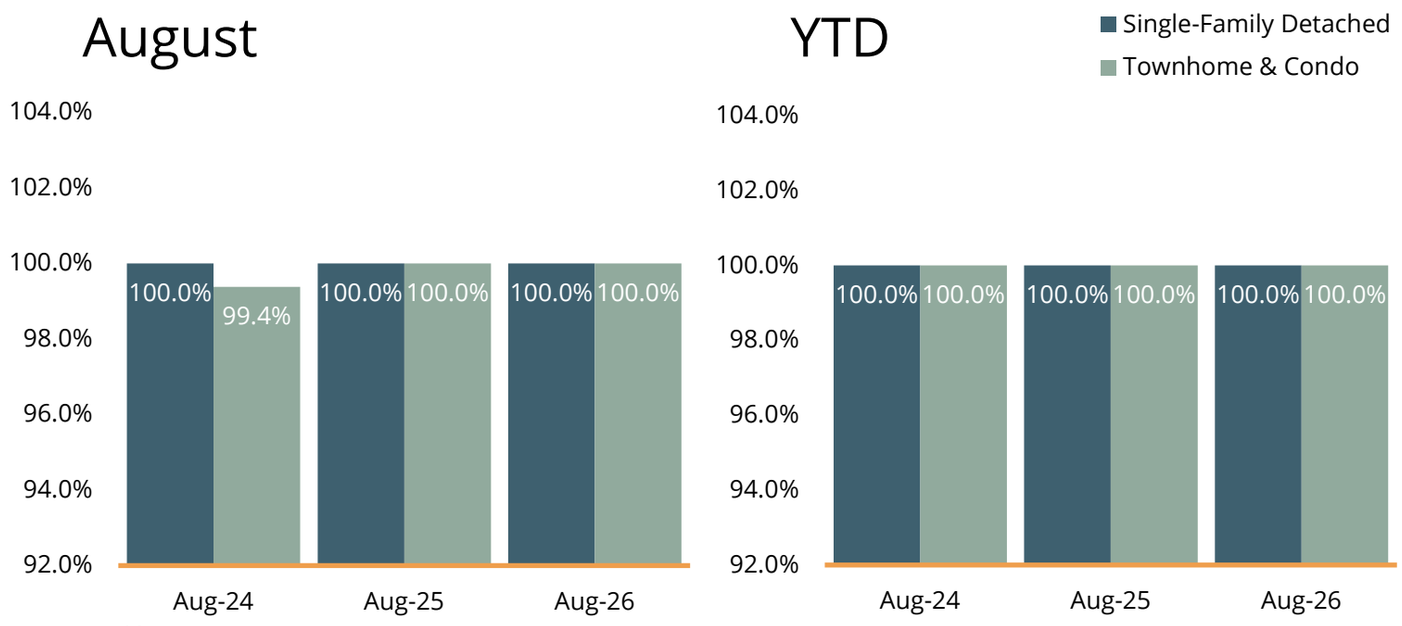
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Sep-25	**$51.2**	22.1%	**$1.9**	-7.5%
Oct-25	**$36.4**	-30.1%	**$0.6**	-39.7%
Nov-25	**$34.5**	22.7%	**$0.8**	33.6%
Dec-25	**$37.6**	10.2%	**$3.1**	241.3%
Jan-26	**$26.6**	-2.7%	**$1.0**	-35.8%
Feb-26	**$24.7**	-17.1%	**$1.2**	14.6%
Mar-26	**$40.8**	6.4%	**$2.0**	42.8%
Apr-26	**$43.0**	4.6%	**$2.3**	40.0%
May-26	**$47.0**	23.1%	**$4.2**	0.9%
Jun-26	**$64.0**	11.2%	**$6.4**	830.3%
Jul-26	**$54.4**	11.5%	**$3.7**	120.5%
Aug-26	**$54.8**	21.1%	**$2.9**	30.0%
YoY Chg	14.9%	7.5%	21.1%	21.4%	3.4%	8.9%	12-month Avg	$42.9	6.7%	$2.5	58.6%
	32.7%	28.6%	30.0%	26.6%	31.1%	64.1%					

Historical Sold Dollar Volume by Month (in millions)



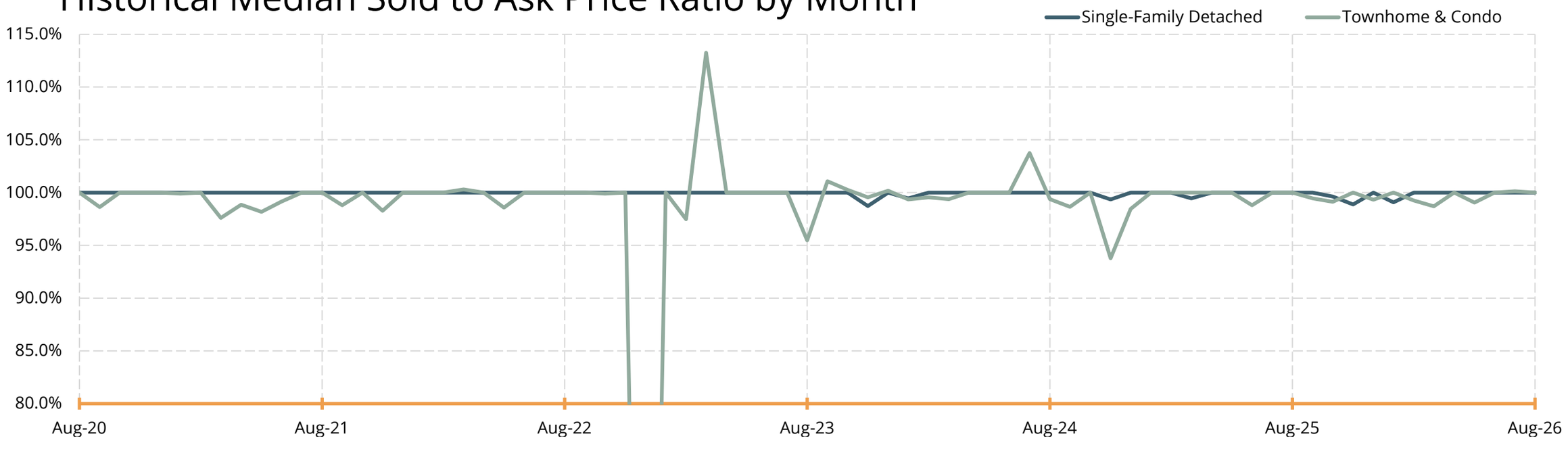
Source: Virginia REALTORS®, data accessed September 15, 2026

Median Sold to Ask Price Ratio



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Jul-26	**100.0%**	0.0%	**100.1%**	0.1%
Aug-26	**100.0%**	0.0%	**100.0%**	0.0%
YoY Chg	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12-month Avg	99.8%	-0.1%	**99.6%**	0.5%
	4.1%	0.6%	0.0%	0.0%	0.0%	0.0%					

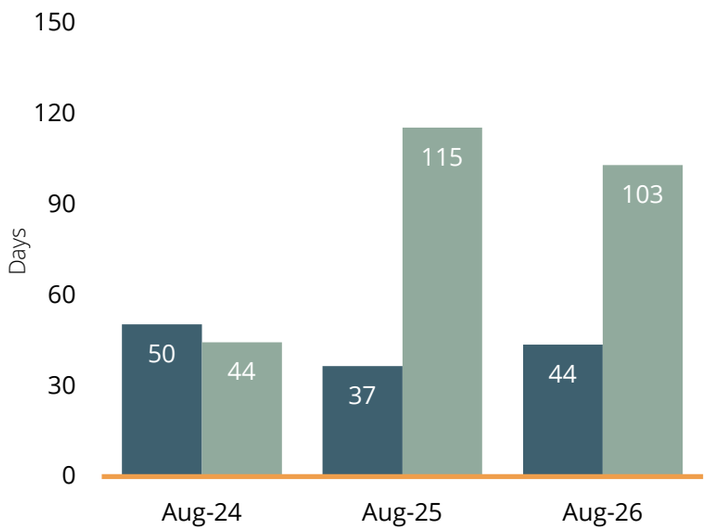
Historical Median Sold to Ask Price Ratio by Month



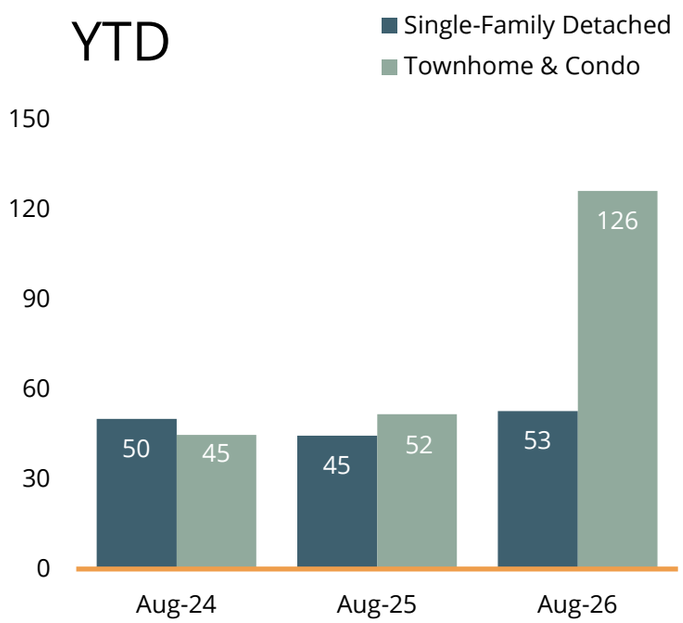
Source: Virginia REALTORS®, data accessed September 15, 2026

Average Days on Market

August

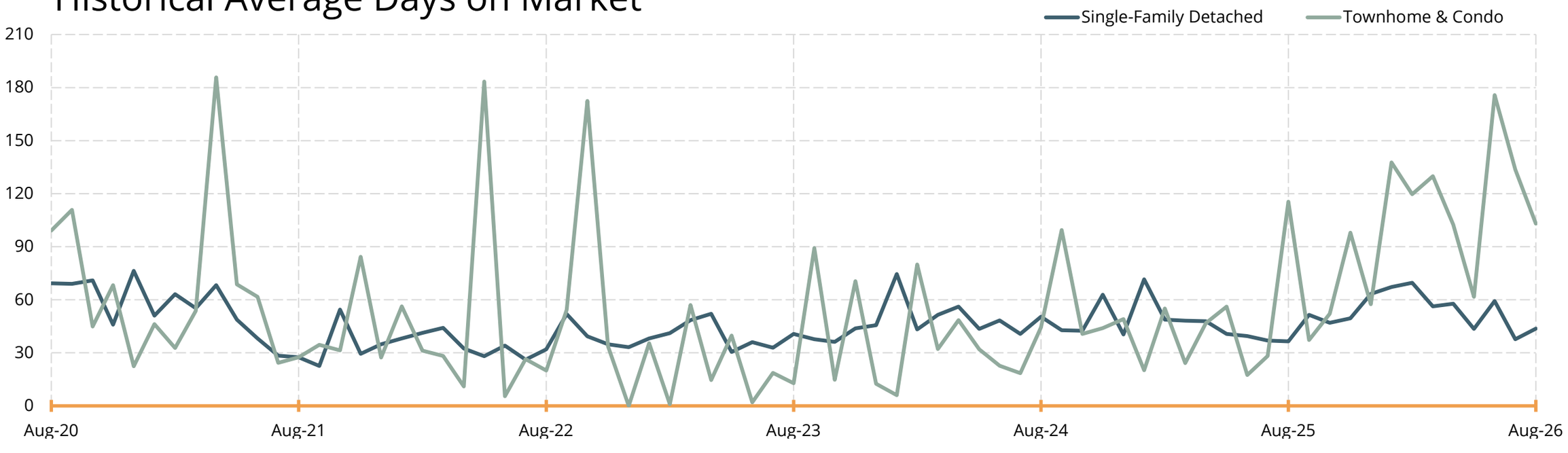


YTD



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Apr-26	**58**	20.8%	**102**	118.9%
May-26	**43**	7.0%	**62**	10.0%
Jun-26	**59**	49.9%	**176**	904.1%
Jul-26	**38**	2.3%	**134**	374.1%
Aug-26	**44**	19.5%	**103**	-10.7%
YoY Chg	24.1%	-27.5%	19.5%	27.6%	-11.1%	18.4%	12-month Avg	54	15.7%	101	102.6%
	248.2%	160.0%	-10.7%	61.7%	15.5%	144.3%					

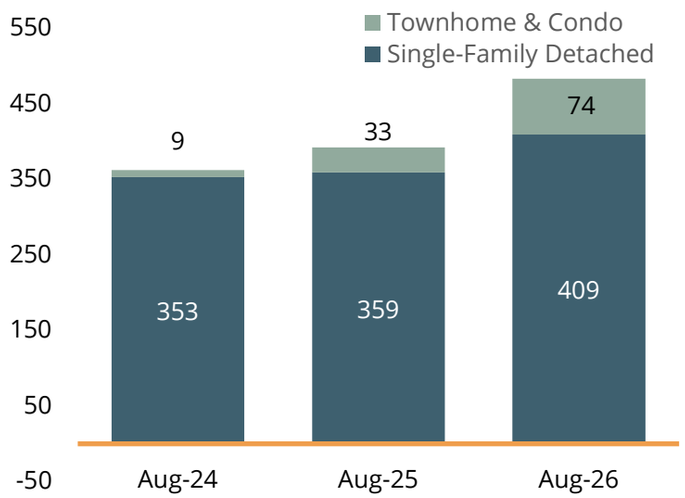
Historical Average Days on Market



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

Active Listings

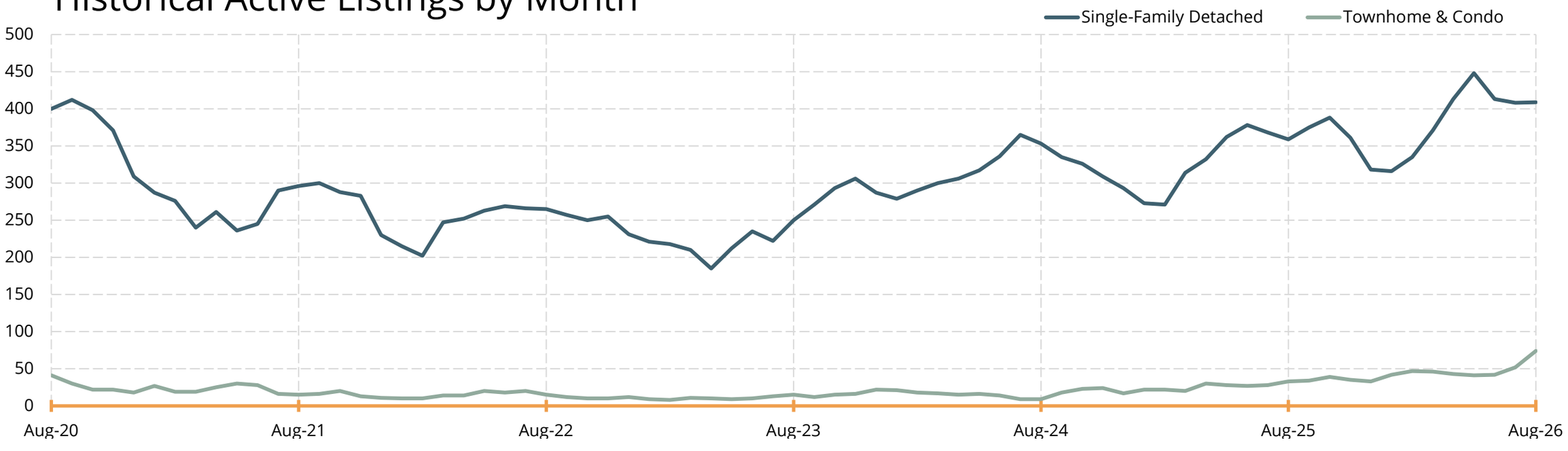
August



	Aug-24	Aug-25	Aug-26
Single-Family Detached	353	359	409
Townhome & Condo	9	33	74
YoY Chg	41.2%	1.7%	13.9%
YoY Chg	-40.0%	266.7%	124.2%

Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Jul-26	**408**	10.9%	**52**	85.7%
Aug-26	**409**	13.9%	**74**	124.2%
12-month Avg	380	16.2%	44	80.8%

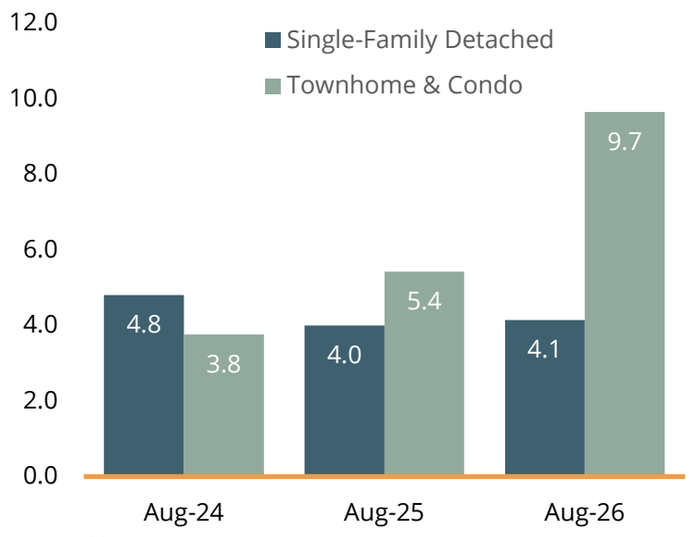
Historical Active Listings by Month



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

Months of Supply

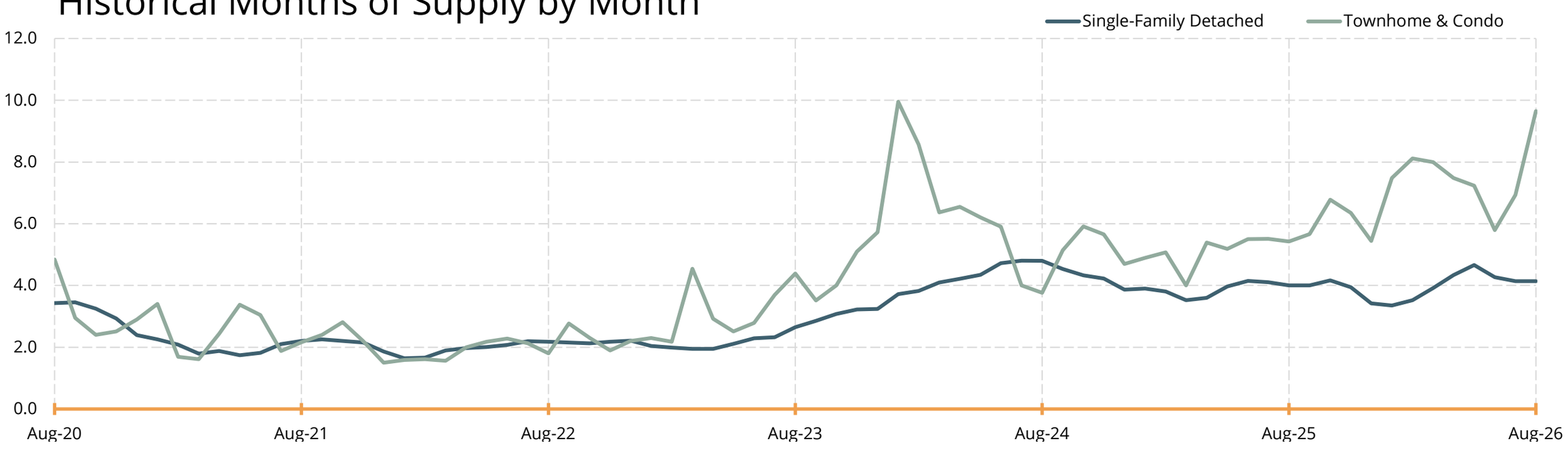
August



	Aug-24	Aug-25	Aug-26
Single-Family Detached	4.8	4.0	4.1
Townhome & Condo	3.8	5.4	9.7
YoY Chg			
Single-Family Detached	81.3%	-16.6%	3.4%
Townhome & Condo	-14.3%	44.2%	77.9%

Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Jul-26	**4.1**	0.8%	**6.9**	25.8%
Aug-26	**4.1**	3.4%	**9.7**	77.9%
12-month Avg	4.0	-0.3%	7.1	36.1%

Historical Months of Supply by Month



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

Area Overview - Total Market

	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
Geography	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg
Gloucester County	57	**90**	57.9%	51	**50**	-2.0%	$412,000	**$422,500**	2.5%	140	**193**	37.9%	3.7	**4.6**	22.9%
King & Queen County	10	**7**	-30.0%	7	**5**	-28.6%	$329,900	**$297,648**	-9.8%	19	**22**	15.8%	3.1	**3.9**	24.3%
King William County	33	**33**	0.0%	34	**27**	-20.6%	$368,285	**$339,000**	-8.0%	80	**106**	32.5%	3.4	**3.8**	12.4%
Mathews County	23	**26**	13.0%	5	**20**	300.0%	$225,000	**$557,500**	147.8%	65	**67**	3.1%	5.7	**5.7**	-0.4%
Middlesex County	31	**36**	16.1%	19	**18**	-5.3%	$365,000	**$490,001**	34.2%	88	**95**	8.0%	5.3	**5.0**	-4.6%

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

Area Overview - Total Market YTD

	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
Geography	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg
Gloucester County	495	**612**	23.6%	323	**344**	6.5%	$355,000	**$392,000**	10.4%	140	**193**	37.9%
King & Queen County	70	**68**	-2.9%	53	**40**	-24.5%	$324,975	**$302,250**	-7.0%	19	**22**	15.8%
King William County	302	**360**	19.2%	215	**236**	9.8%	$365,000	**$358,950**	-1.7%	80	**106**	32.5%
Mathews County	172	**169**	-1.7%	91	**96**	5.5%	$405,000	**$349,000**	-13.8%	65	**67**	3.1%
Middlesex County	235	**256**	8.9%	146	**151**	3.4%	$376,800	**$425,000**	12.8%	88	**95**	8.0%

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

Area Overview - Single Family Detached Market

	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
Geography	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg
Gloucester County	55	**66**	20.0%	50	**47**	-6.0%	$412,000	**$435,000**	5.6%	132	**165**	25.0%	3.7	**4.1**	10.7%
King & Queen County	10	**7**	-30.0%	7	**5**	-28.6%	$329,900	**$297,648**	-9.8%	19	**22**	15.8%	3.1	**3.9**	24.3%
King William County	30	**24**	-20.0%	29	**23**	-20.7%	$380,000	**$350,000**	-7.9%	59	**64**	8.5%	2.9	**2.7**	-4.0%
Mathews County	22	**26**	18.2%	5	**20**	300.0%	$225,000	**$557,500**	147.8%	65	**67**	3.1%	5.8	**5.8**	0.2%
Middlesex County	30	**32**	6.7%	18	**16**	-11.1%	$386,000	**$513,751**	33.1%	84	**91**	8.3%	5.4	**5.0**	-6.7%

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

Area Overview - Single Family Detached Market YTD

	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
Geography	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg
Gloucester County	479	**567**	18.4%	312	**328**	5.1%	$356,500	**$400,000**	12.2%	132	**165**	25.0%
King & Queen County	70	**68**	-2.9%	53	**40**	-24.5%	$324,975	**$302,250**	-7.0%	19	**22**	15.8%
King William County	263	**274**	4.2%	187	**189**	1.1%	$367,570	**$377,500**	2.7%	59	**64**	8.5%
Mathews County	170	**168**	-1.2%	90	**95**	5.6%	$410,000	**$349,000**	-14.9%	65	**67**	3.1%
Middlesex County	226	**242**	7.1%	143	**143**	0.0%	$373,400	**$428,000**	14.6%	84	**91**	8.3%

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

Area Overview - Townhome & Condo Market

	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
Geography	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg
Gloucester County	2	**24**	1100.0%	1	**3**	200.0%	$260,000	**$275,000**	5.8%	8	**28**	250.0%	3.8	**13.4**	252.0%
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	3	**9**	200.0%	5	**4**	-20.0%	$313,444	**$274,500**	-12.4%	21	**42**	100.0%	7.3	**9.2**	25.0%
Mathews County	1	**0**	-100.0%	0	**0**	n/a	$0	**$0**	n/a	0	**0**	n/a	0.0	**0.0**	n/a
Middlesex County	1	**4**	300.0%	1	**2**	n/a	$345,000	**$452,000**	31.0%	4	**4**	0.0%	3.4	**4.8**	40.0%

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

Area Overview - Townhome & Condo Market YTD

	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
Geography	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg	Aug-25	Aug-26	% chg
Gloucester County	16	**45**	181.3%	11	**16**	45.5%	$339,000	**$335,000**	-1.2%	8	**28**	250.0%
King & Queen County	0	**0**	n/a	0	**0**	n/a	$0	**$0**	n/a	0	**0**	n/a
King William County	39	**86**	120.5%	28	**47**	67.9%	$327,475	**$286,580**	-12.5%	21	**42**	100.0%
Mathews County	2	**1**	-50.0%	1	**1**	0.0%	$298,500	**$365,000**	22.3%	0	**0**	n/a
Middlesex County	9	**14**	55.6%	3	**8**	166.7%	$385,000	**$416,000**	8.1%	4	**4**	0.0%

Source: Virginia REALTORS®, data accessed September 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.

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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.