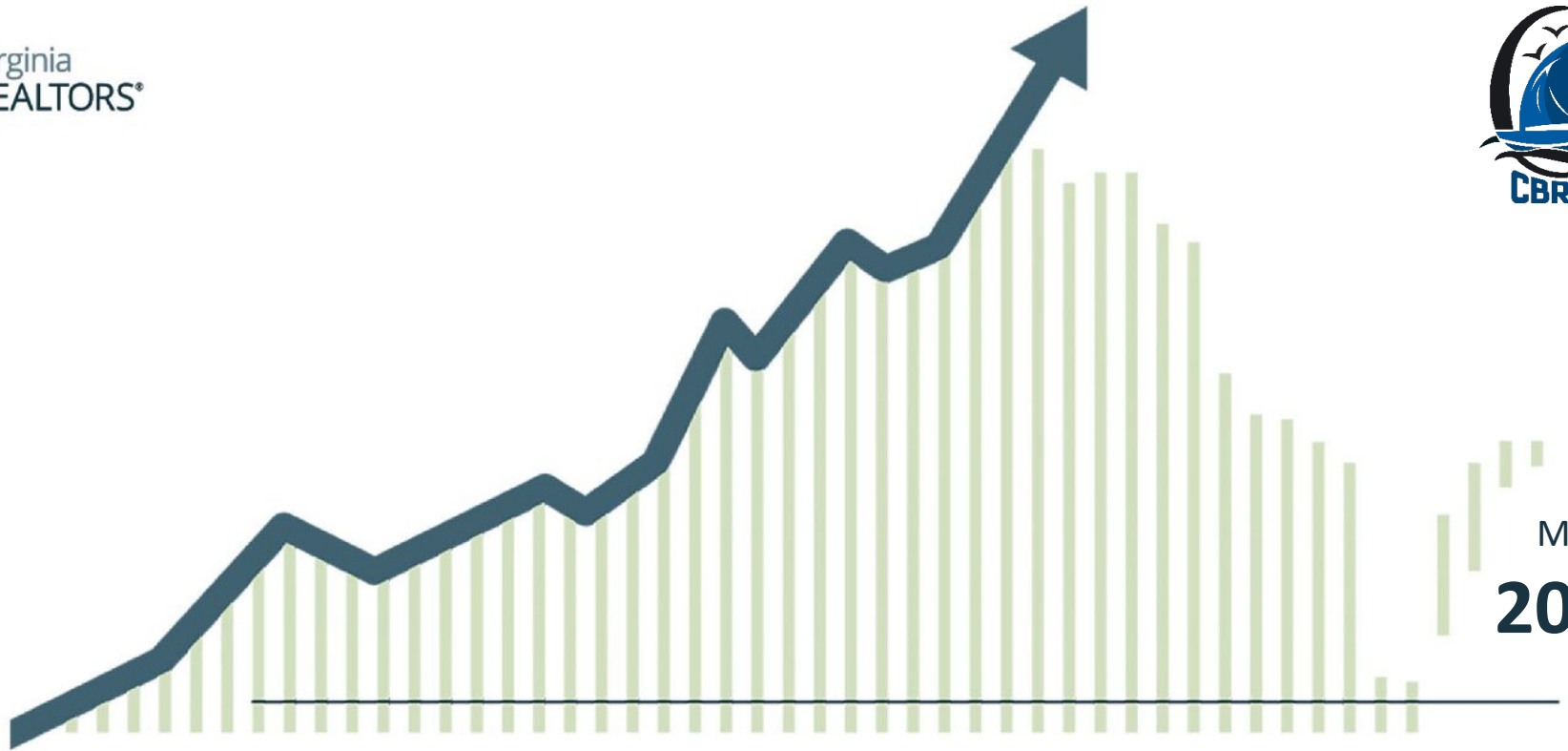




MAY
2026

CBRAR CHESAPEAKE BAY & RIVERS MARKET INDICATORS REPORT

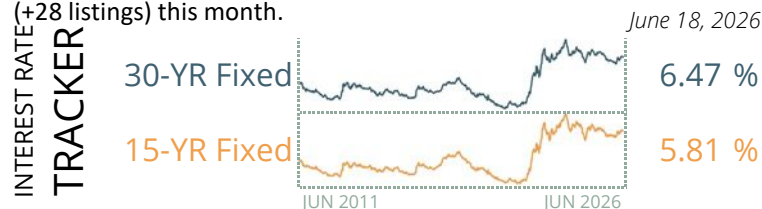
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VIRGINIA REALTORS®

Chesapeake Bay & Rivers Market Indicators Report



Key Market Trends: May 2026

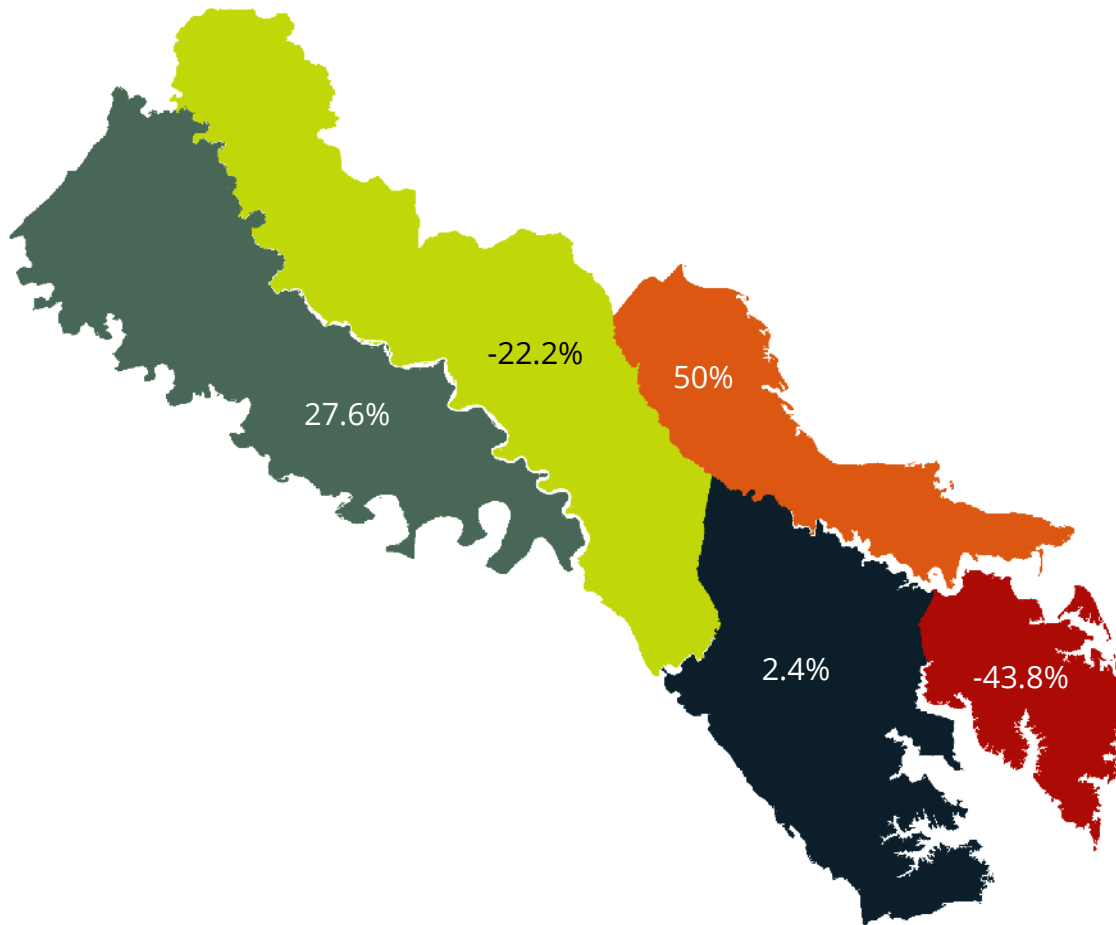
- Sales activity continued to rise in the Chesapeake Bay & Rivers region.** Home sales grew 5.6% in May leading to 113 total sales, six more than the year before. The two markets with the biggest increase in sales were King William County with eight more than last year (+27.6%) and Middlesex County with six additional sales (+50.0%). There was a decrease in activity in Mathews County with seven fewer home sales compared to a year ago (+43.8%) and in King and Queen County down two sales from last May (-22.2%).
- Pending sales were higher in May of this year compared to last year.** There were 152 pending sales in the Chesapeake Bay & Rivers area, 27 more than the year before, jumping up 21.6%. Activity surged 186.7% in King William County resulting in 28 additional pending sales across the region. Gloucester County also experienced an uptick in pending sales with 12 more than the previous year (+22.2%). The number of pending sales dipped in Mathews County with eight fewer than a year earlier (-40.0%) and Middlesex County with four fewer pending sales (-14.3%).
- Home prices were flat in the Chesapeake Bay & Rivers area this month.** In May, the median sales price was \$359,900, just \$100 less than the year prior. Prices climbed up in Middlesex County with homes costing \$48,647 more than last May (+12.2%) and Mathews County with the median price up \$32,500 (+10.9%). There was a \$97,450 drop in King and Queen County this month with the median costs of a home at \$227,500 this month (-30.0%). The median home price was \$337,500 in King William County, a \$42,500 reduction in sales price (-11.2%).
- Active listings remain elevated across the Chesapeake Bay & Rivers footprint.** May ended with 489 total listings on the market, up 25.4% from last year, which is 99 additional listings. Listings went up the most in Gloucester County (+55 listings) and Middlesex County (+28 listings) this month.



Chesapeake Bay & Rivers Market Dashboard

YoY Chg	May-26	Indicator
▲ 5.6%	113	Sales
▲ 21.6%	152	Pending Sales
▲ 25.0%	225	New Listings
▼ -0.03%	\$359,900	Median List Price
▼ -0.03%	\$359,900	Median Sales Price
▲ 1.0%	\$232	Median Price Per Square Foot
▲ 20.9%	\$51.2	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▲ 7.2%	45	Average Days on Market
▲ 25.4%	489	Active Listings
▲ 18.9%	4.8	Months of Supply

Market Activity - Chesapeake Bay & Rivers Footprint



<i>Jurisdiction</i>	Total Sales		
	May-25	May-26	% Chg
Gloucester County	41	42	2.4%
King & Queen County	9	7	-22.2%
King William County	29	37	27.6%
Mathews County	16	9	-43.8%
Middlesex County	12	18	50.0%
Chesapeake Bay & Rivers	107	113	5.6%

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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	May-24	2-year Trends	May-26	May-25	May-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales				107	113	5.6%	471	457	-3.0%
Pending Sales				125	152	21.6%	530	547	3.2%
New Listings				180	225	25.0%	794	900	13.4%
Median List Price				\$359,990	\$359,900	0.0%	\$359,450	\$370,250	3.0%
Median Sales Price				\$360,000	\$359,900	0.0%	\$350,000	\$371,250	6.1%
Median Price Per Square Foot				\$230	\$232	1.0%	\$216	\$218	0.9%
Sold Dollar Volume (in millions)				\$42.3	\$51.2	20.9%	\$184.6	\$192.8	4.4%
Median Sold/Ask Price Ratio				100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Average Days on Market				42	45	7.2%	50	60	21.4%
Active Listings				390	489	25.4%	n/a	n/a	n/a
Months of Supply				4.0	4.8	18.9%	n/a	n/a	n/a

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

Single-Family Detached Market Overview



Key Metrics	May-24	2-year Trends	May-26	May-25	May-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales				95	101	6.3%	442	425	-3.8%
Pending Sales				119	130	9.2%	507	493	-2.8%
New Listings				174	202	16.1%	752	825	9.7%
Median List Price				\$360,000	\$359,900	0.0%	\$359,900	\$376,950	4.7%
Median Sales Price				\$367,000	\$359,900	-1.9%	\$350,000	\$376,500	7.6%
Median Price Per Square Foot				\$237	\$237	0.0%	\$218	\$220	0.9%
Sold Dollar Volume (in millions)				\$38.2	\$47.0	23.1%	\$174.8	\$182.1	4.2%
Median Sold/Ask Price Ratio				100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Average Days on Market				41	43	7.0%	50	57	15.1%
Active Listings				362	448	23.8%	n/a	n/a	n/a
Months of Supply				4.0	4.7	17.6%	n/a	n/a	n/a

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

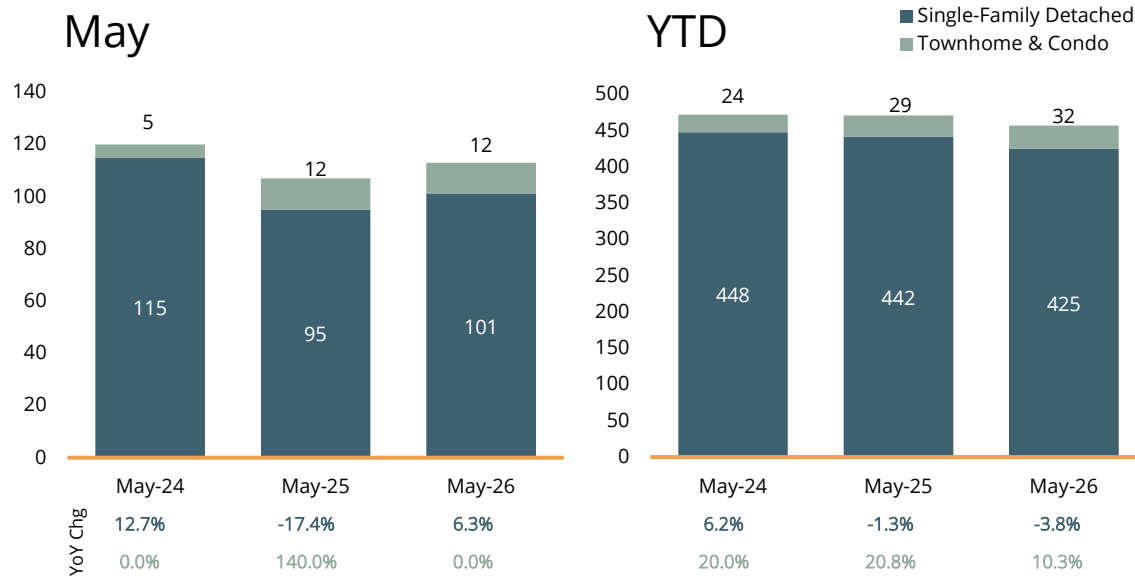
Townhome & Condo Market Overview



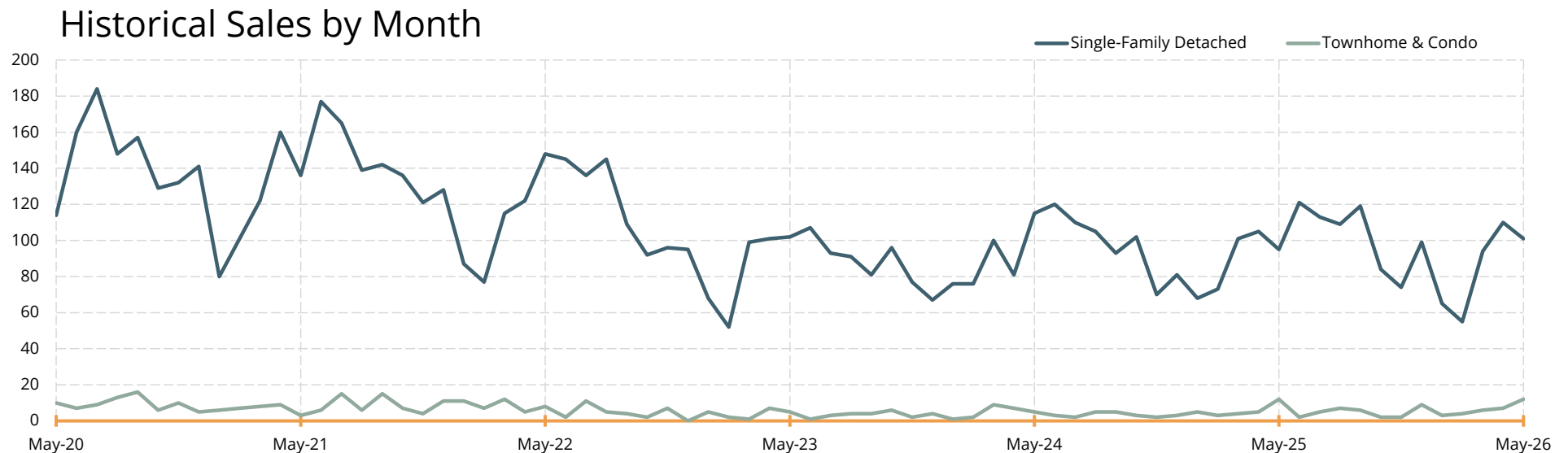
Key Metrics	May-24	2-year Trends	May-26	May-25	May-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales				12	12	0.0%	29	32	10.3%
Pending Sales				6	22	266.7%	23	54	134.8%
New Listings				6	23	283.3%	42	75	78.6%
Median List Price				\$340,000	\$354,500	4.3%	\$350,000	\$324,985	-7.1%
Median Sales Price				\$337,500	\$352,500	4.4%	\$345,000	\$321,340	-6.9%
Median Price Per Square Foot				\$197	\$204	3.5%	\$204	\$203	-0.3%
Sold Dollar Volume (in millions)				\$4.2	\$4.2	0.9%	\$9.8	\$10.7	8.7%
Median Sold/Ask Price Ratio				100.0%	99.1%	-0.9%	100.0%	100.0%	0.0%
Average Days on Market				56	62	10.0%	47	98	108.9%
Active Listings				28	41	46.4%	n/a	n/a	n/a
Months of Supply				5.2	7.2	39.4%	n/a	n/a	n/a

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

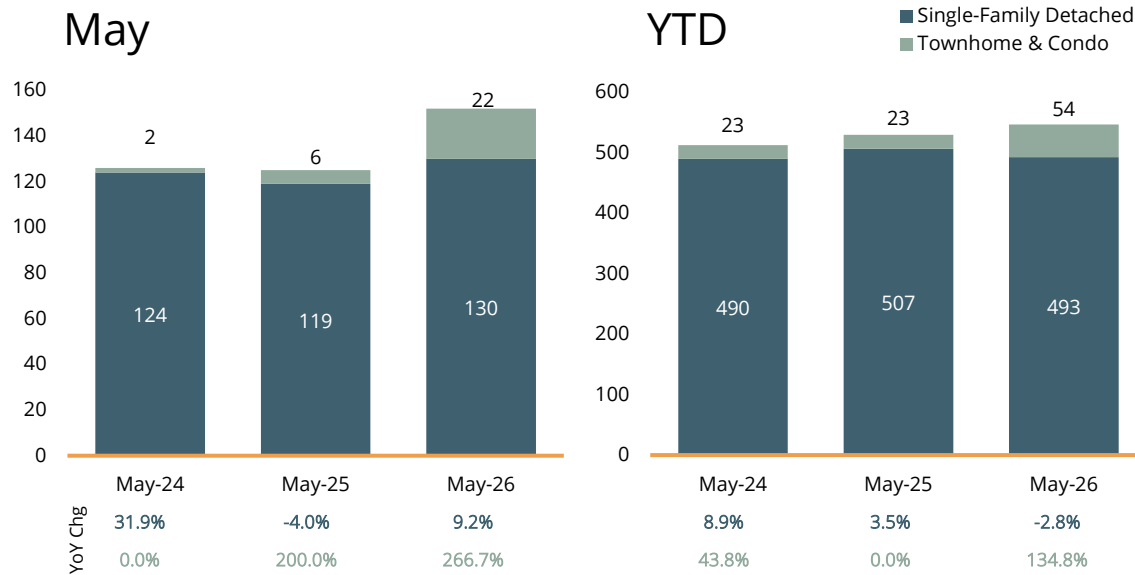
Sales



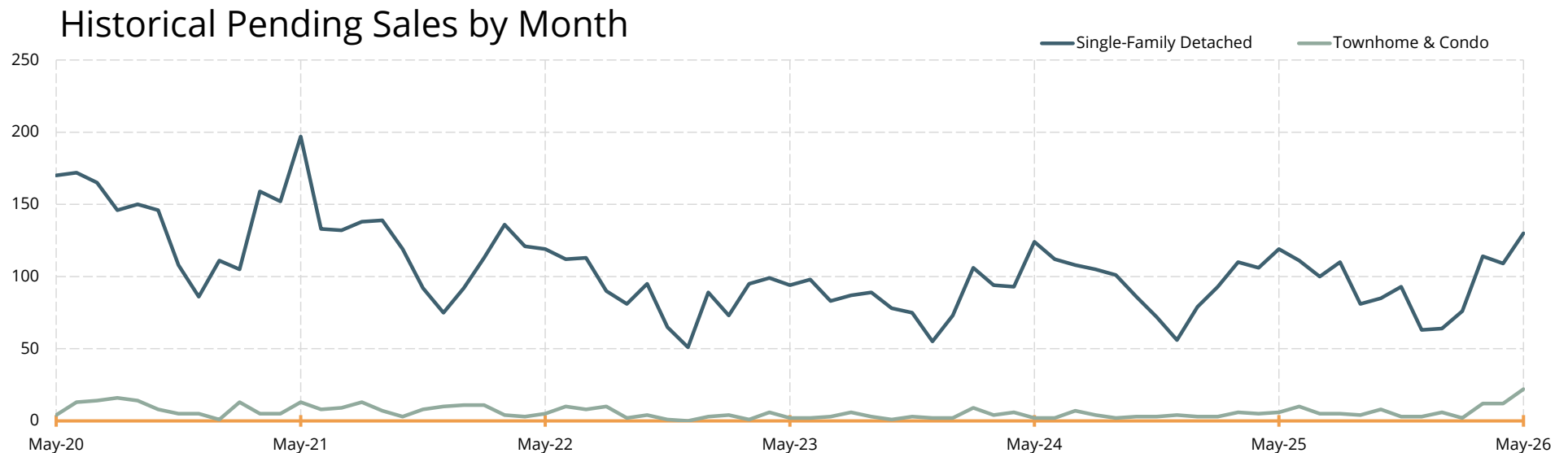
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-25	121	0.8%	2	-33.3%
Jul-25	113	2.7%	5	150.0%
Aug-25	109	3.8%	7	40.0%
Sep-25	119	28.0%	6	20.0%
Oct-25	84	-17.6%	2	-33.3%
Nov-25	74	5.7%	2	0.0%
Dec-25	99	22.2%	9	200.0%
Jan-26	65	-4.4%	3	-40.0%
Feb-26	55	-24.7%	4	33.3%
Mar-26	94	-6.9%	6	50.0%
Apr-26	110	4.8%	7	40.0%
May-26	101	6.3%	12	0.0%
12-month Avg	95	1.9%	5	25.0%



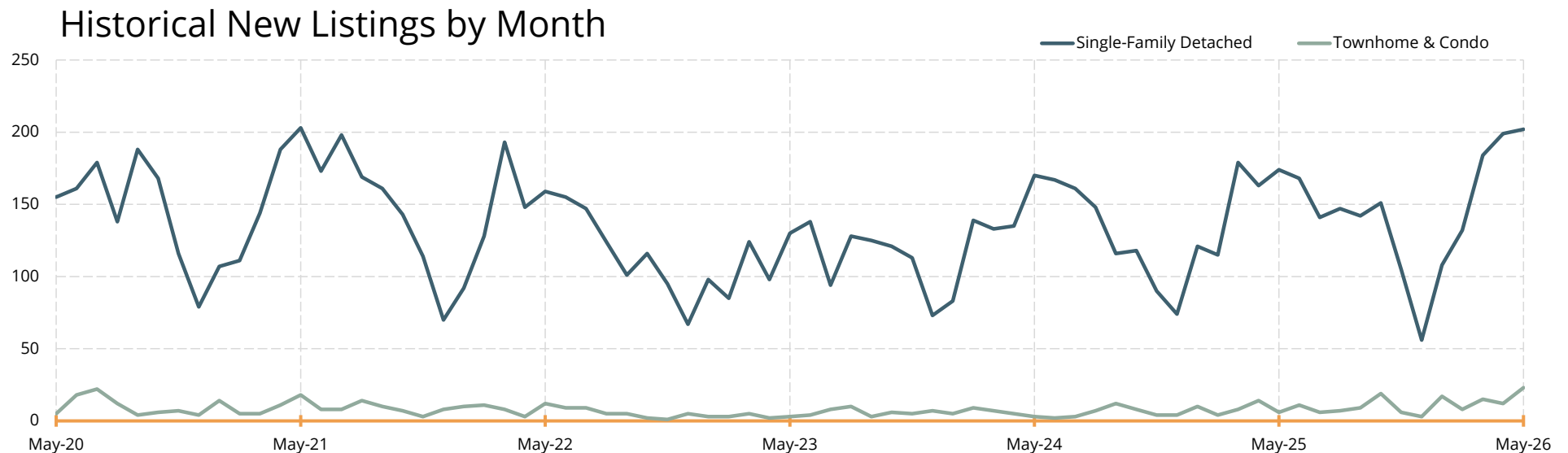
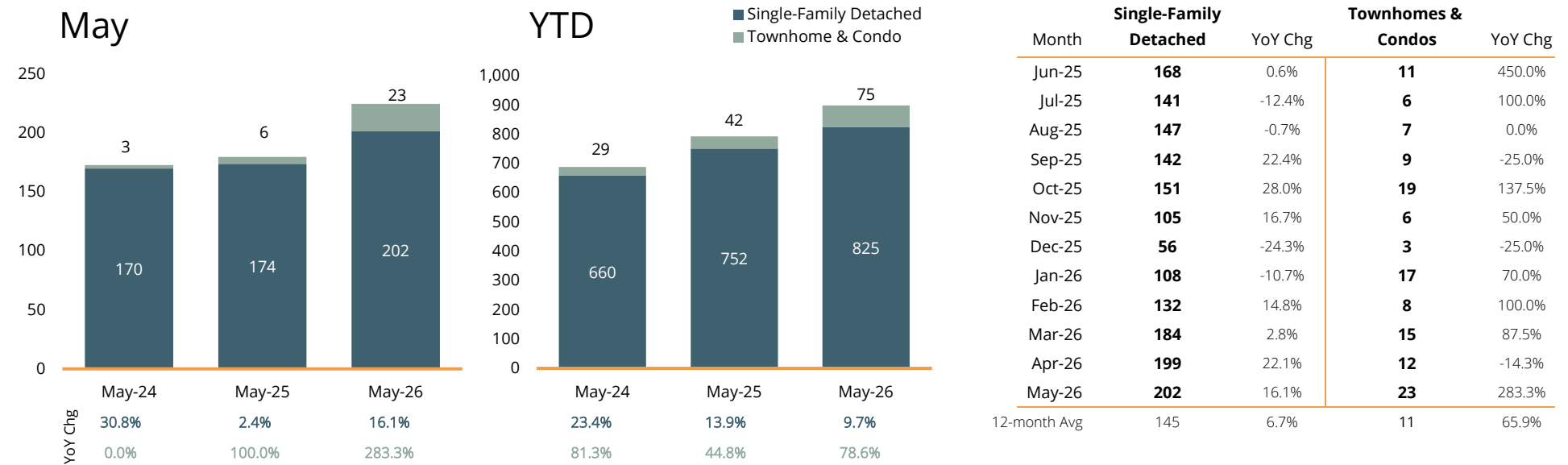
Pending Sales



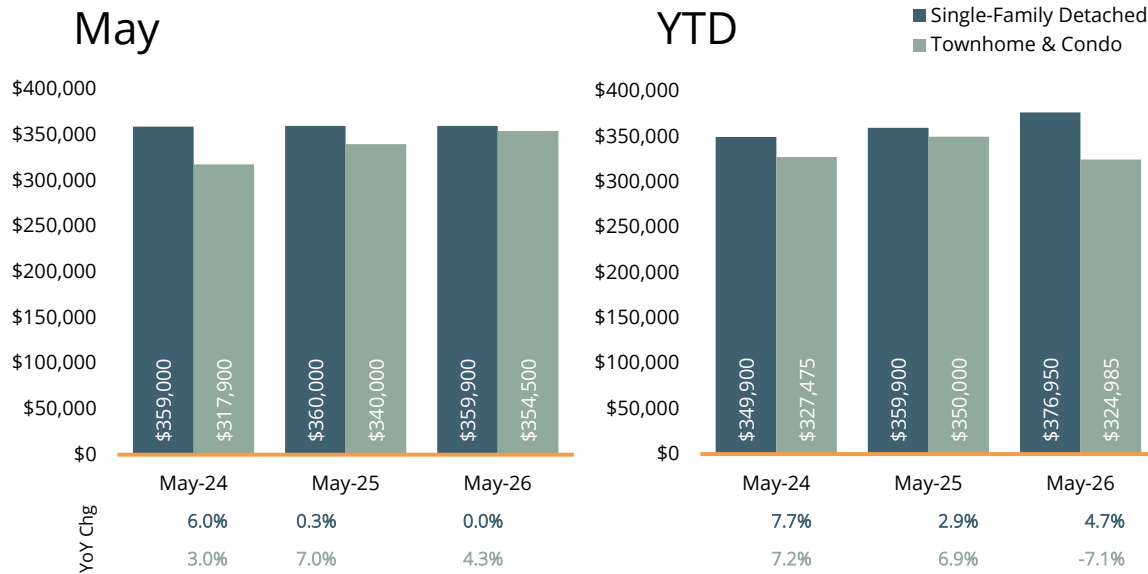
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-25	111	-0.9%	10	400.0%
Jul-25	100	-7.4%	5	-28.6%
Aug-25	110	4.8%	5	25.0%
Sep-25	81	-19.8%	4	100.0%
Oct-25	85	-1.2%	8	166.7%
Nov-25	93	29.2%	3	0.0%
Dec-25	63	12.5%	3	-25.0%
Jan-26	64	-19.0%	6	100.0%
Feb-26	76	-18.3%	2	-33.3%
Mar-26	114	3.6%	12	100.0%
Apr-26	109	2.8%	12	140.0%
May-26	130	9.2%	22	266.7%
12-month Avg	95	-1.0%	8	91.7%



New Listings

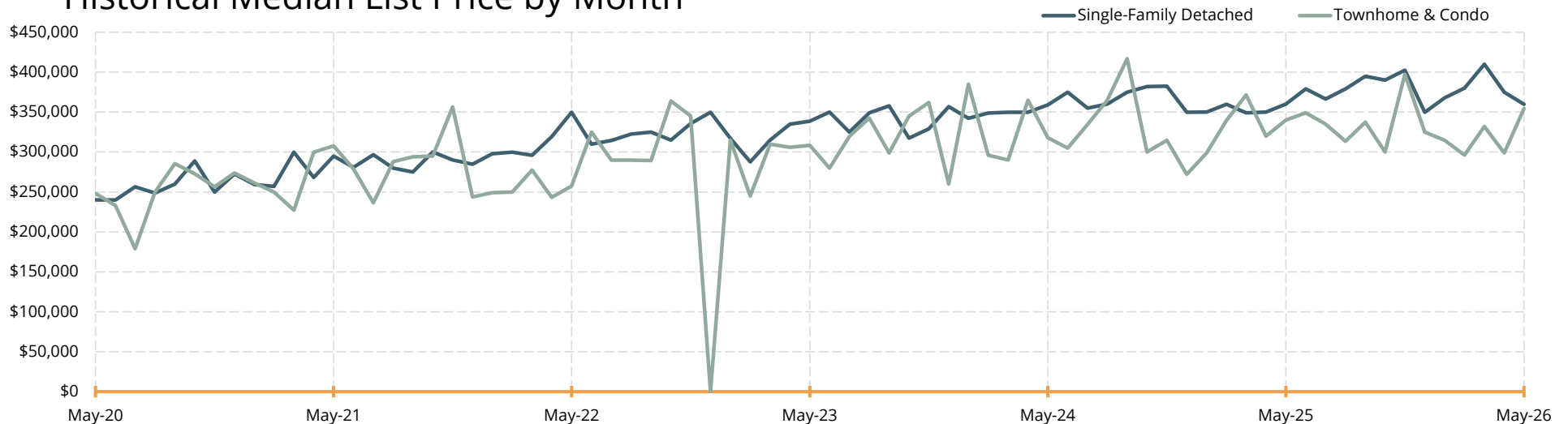


Median List Price

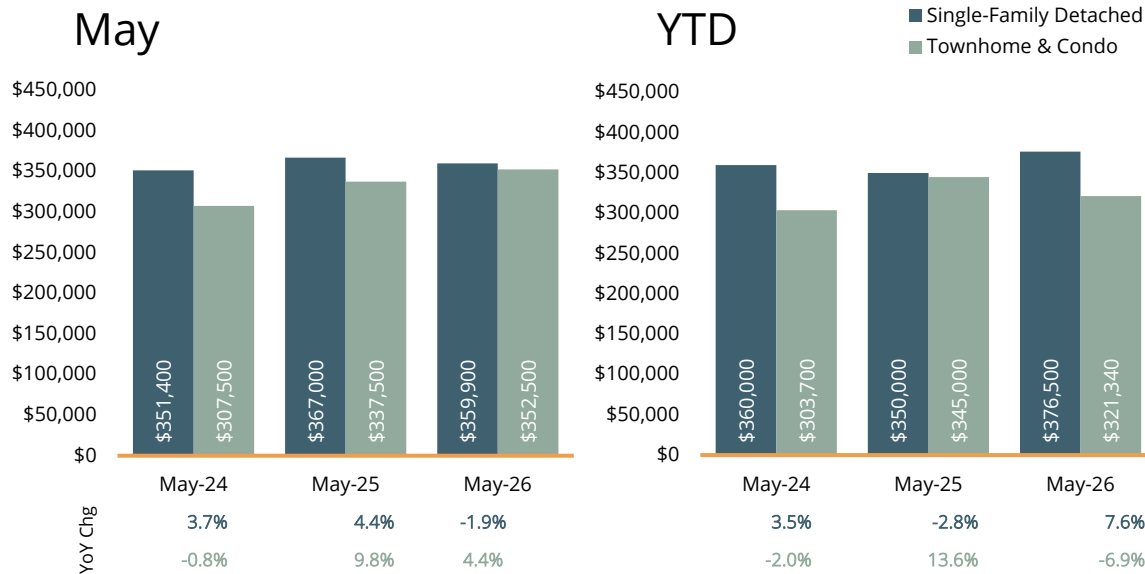


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-25	\$379,000	1.1%	\$349,000	14.4%
Jul-25	\$366,485	3.3%	\$335,000	0.1%
Aug-25	\$379,000	5.3%	\$313,444	-14.1%
Sep-25	\$395,000	5.4%	\$337,425	-19.1%
Oct-25	\$389,950	2.1%	\$299,995	0.0%
Nov-25	\$402,450	5.2%	\$397,400	26.3%
Dec-25	\$349,900	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%
Apr-26	\$375,000	7.1%	\$299,000	-6.5%
May-26	\$359,900	0.0%	\$354,500	4.3%
12-month Avg	\$379,545	4.7%	\$329,469	-0.6%

Historical Median List Price by Month

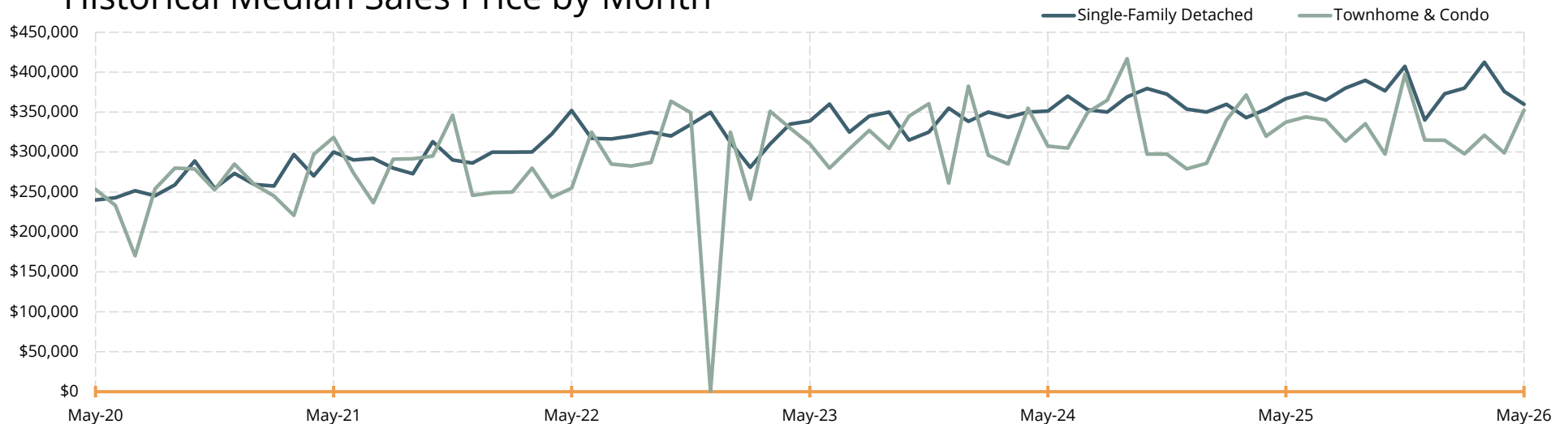


Median Sales Price

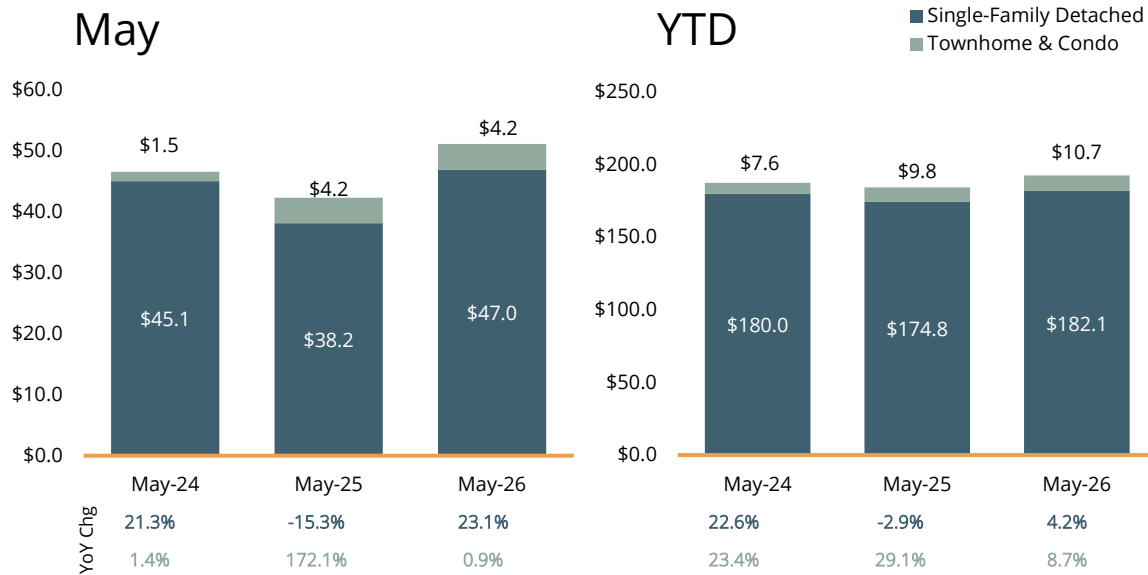


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-25	\$374,000	1.1%	\$344,000	12.8%
Jul-25	\$365,000	3.4%	\$340,000	-2.7%
Aug-25	\$380,000	8.6%	\$313,444	-14.1%
Sep-25	\$389,900	5.7%	\$335,425	-19.5%
Oct-25	\$376,740	-0.7%	\$297,495	0.0%
Nov-25	\$407,450	9.4%	\$397,450	33.6%
Dec-25	\$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%
Apr-26	\$376,000	6.4%	\$299,000	-6.5%
May-26	\$359,900	-1.9%	\$352,500	4.4%
12-month Avg	\$377,874	4.9%	\$327,308	-0.9%

Historical Median Sales Price by Month

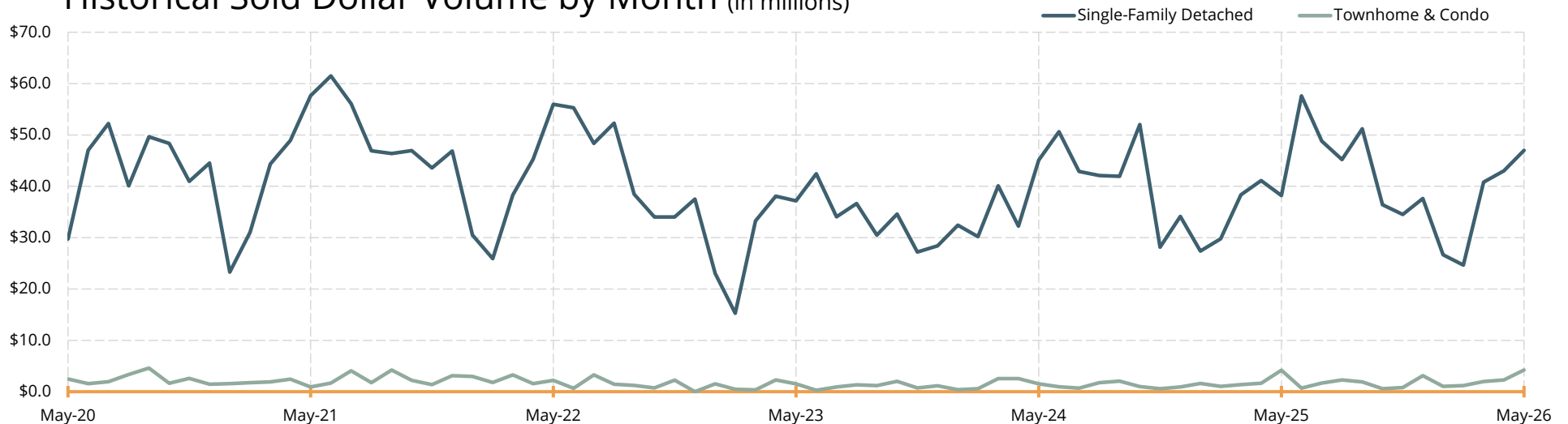


Sold Dollar Volume (in millions)

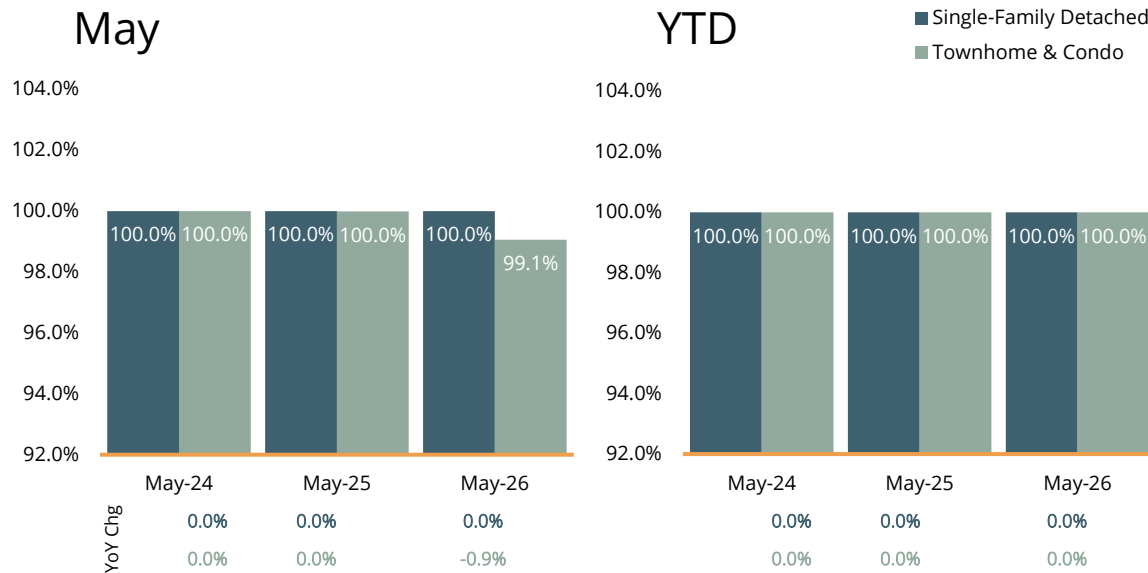


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-25	\$57.6	13.8%	\$0.7	-27.6%
Jul-25	\$48.8	13.8%	\$1.7	138.9%
Aug-25	\$45.2	7.5%	\$2.3	28.6%
Sep-25	\$51.2	22.1%	\$1.9	-7.5%
Oct-25	\$36.4	-30.1%	\$0.6	-39.7%
Nov-25	\$34.5	22.7%	\$0.8	33.6%
Dec-25	\$37.6	10.2%	\$3.1	241.3%
Jan-26	\$26.6	-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%
12-month Avg	\$41.1	5.8%	\$1.8	22.1%

Historical Sold Dollar Volume by Month (in millions)

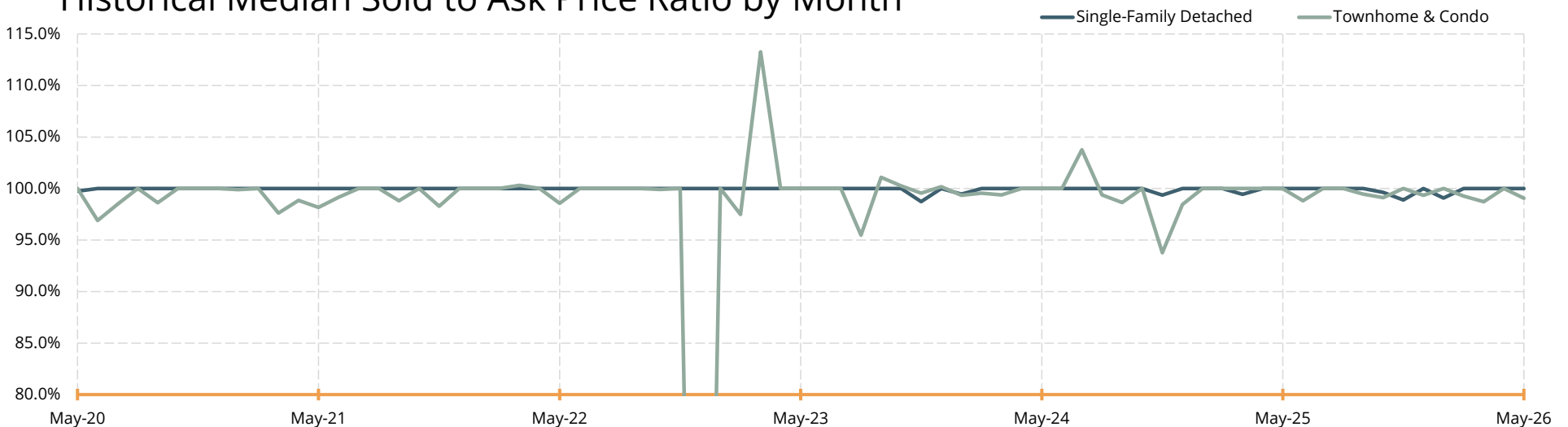


Median Sold to Ask Price Ratio

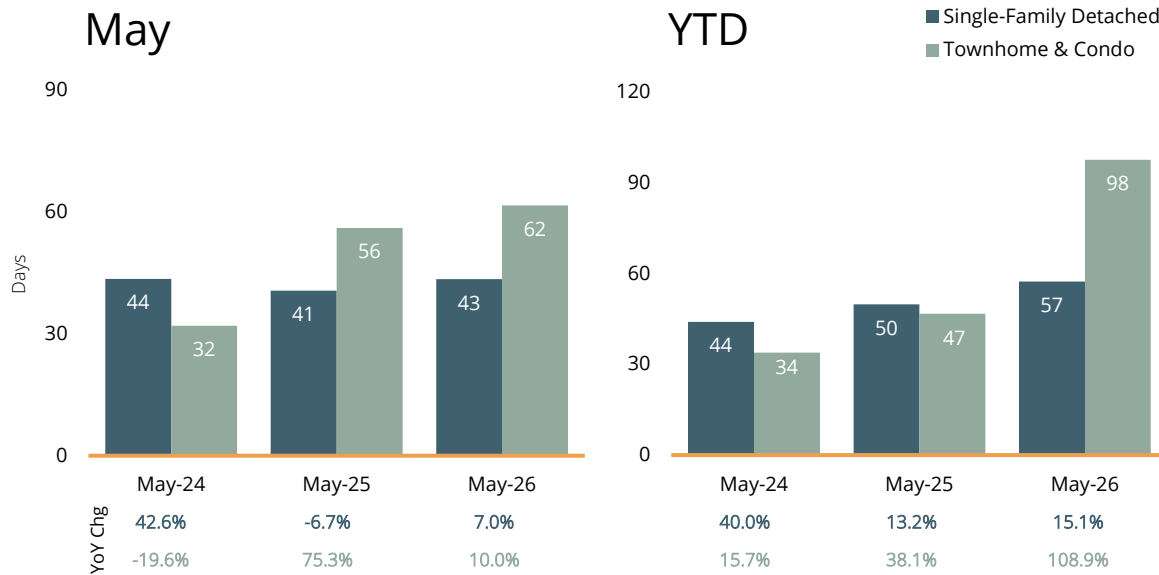


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-25	100.0%	0.0%	98.8%	-1.2%
Jul-25	100.0%	0.0%	100.0%	-3.6%
Aug-25	100.0%	0.0%	100.0%	0.6%
Sep-25	100.0%	0.0%	99.5%	0.8%
Oct-25	99.6%	-0.4%	99.1%	-0.9%
Nov-25	98.9%	-0.5%	100.0%	6.7%
Dec-25	100.0%	0.0%	99.3%	0.9%
Jan-26	99.1%	-0.9%	100.0%	0.0%
Feb-26	100.0%	0.0%	99.3%	-0.7%
Mar-26	100.0%	0.6%	98.7%	-1.3%
Apr-26	100.0%	0.0%	100.0%	0.0%
May-26	100.0%	0.0%	99.1%	-0.9%
12-month Avg	99.8%	-0.1%	99.5%	0.0%

Historical Median Sold to Ask Price Ratio by Month

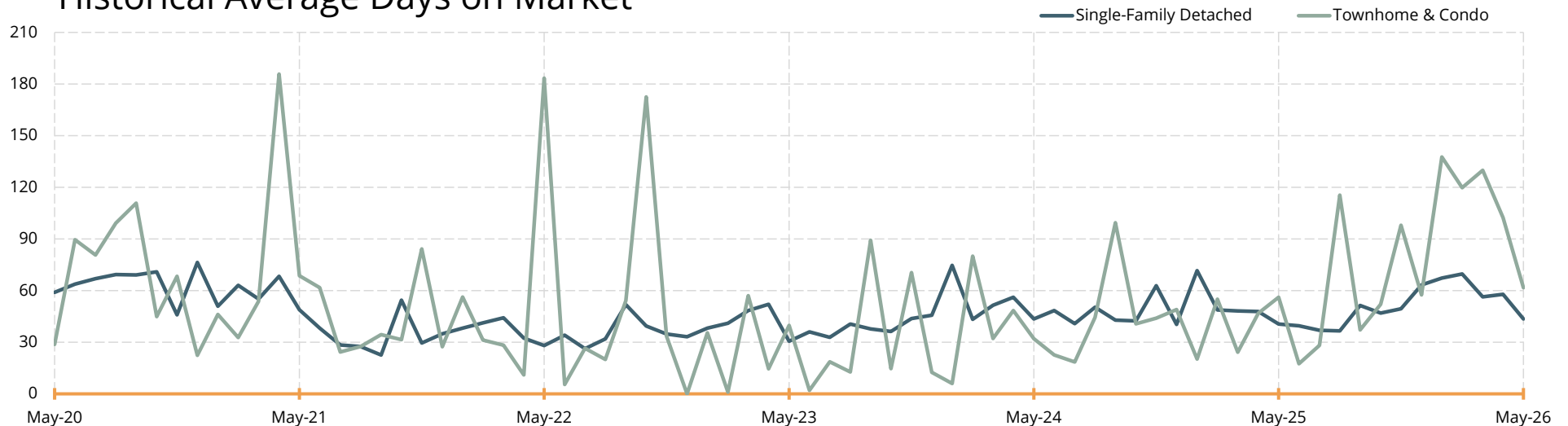


Average Days on Market



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Apr-26	58	20.8%	102	118.9%
May-26	43	7.0%	62	10.0%
12-month Avg	52	5.7%	80	83.7%

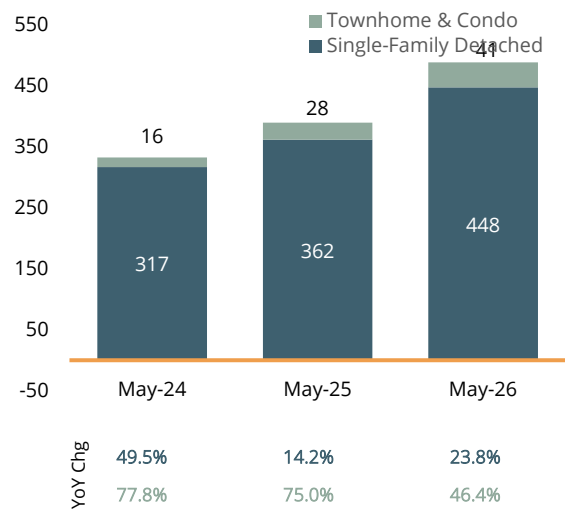
Historical Average Days on Market



Active Listings

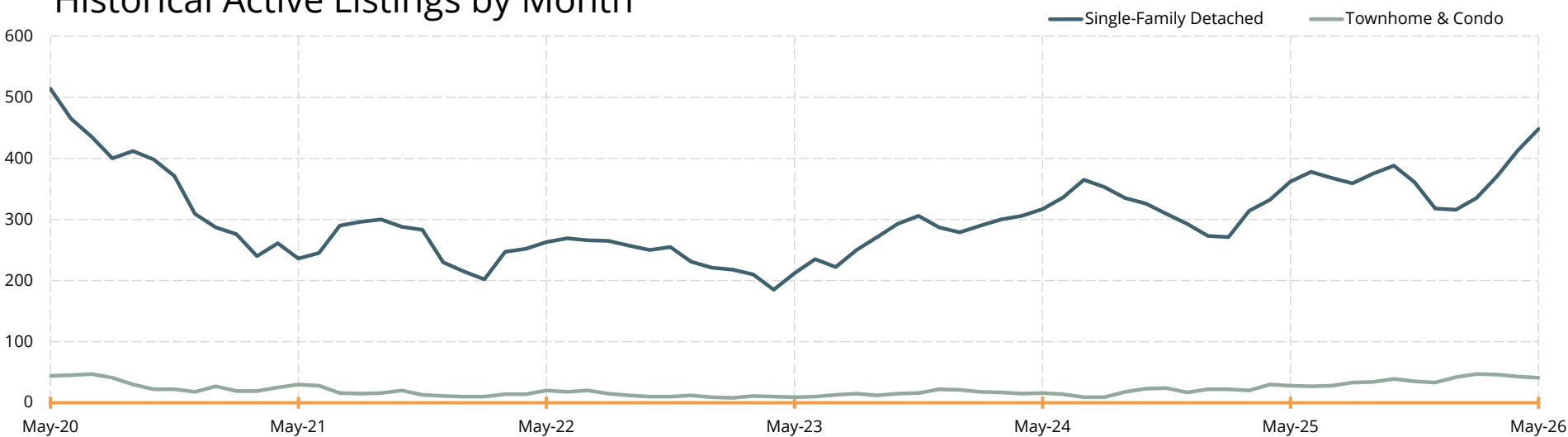


May



Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
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%
Apr-26	413	24.4%	43	43.3%
May-26	448	23.8%	41	46.4%
12-month Avg	369	14.5%	37	89.8%

Historical Active Listings by Month

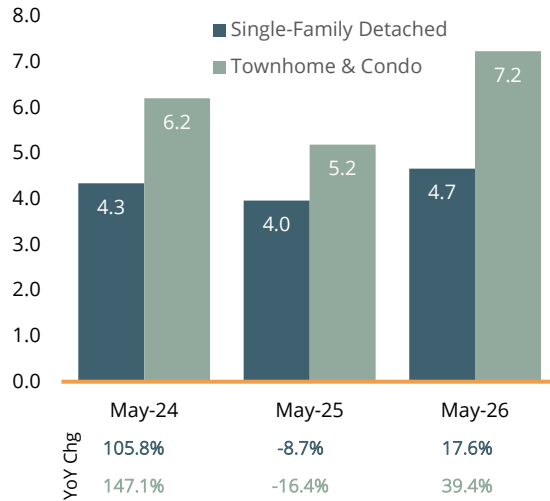


Source: Virginia REALTORS®, data accessed June 15, 2026

Months of Supply

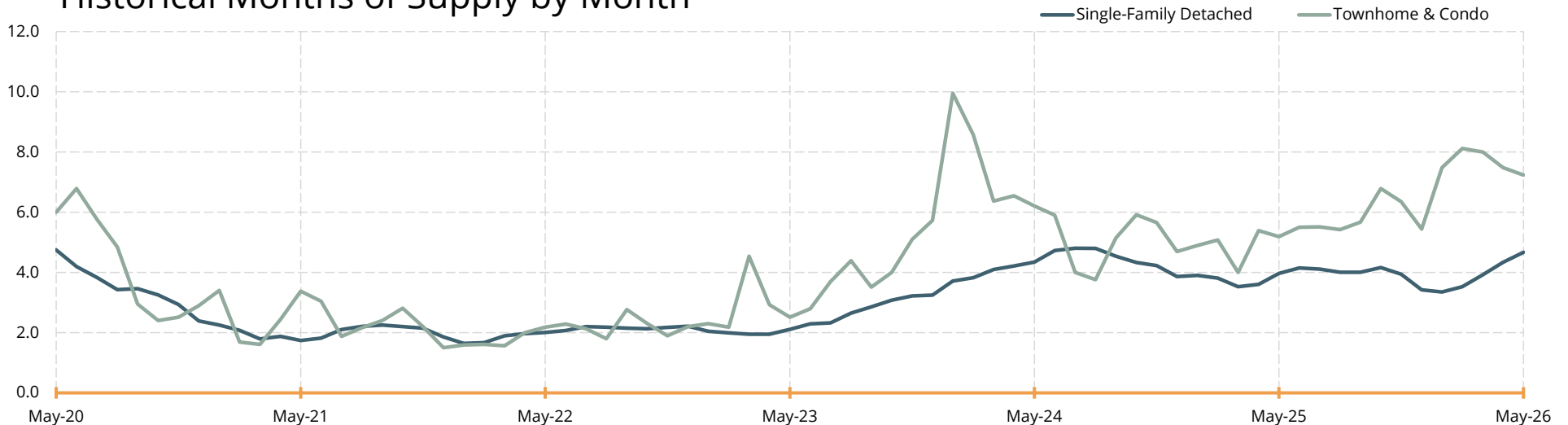


May



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-25	4.1	-12.2%	5.5	-6.8%
Jul-25	4.1	-14.5%	5.5	37.8%
Aug-25	4.0	-16.6%	5.4	44.2%
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%
12-month Avg	4.0	-5.0%	6.6	32.5%

Historical Months of Supply by Month



Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg
Gloucester County	71	107	50.7%	41	42	2.4%	\$385,000	\$364,825	-5.2%	146	201	37.7%	3.9	5.0	27.8%
King & Queen County	13	4	-69.2%	9	7	-22.2%	\$324,950	\$227,500	-30.0%	18	16	-11.1%	3.0	2.5	-17.9%
King William County	31	46	48.4%	29	37	27.6%	\$380,000	\$337,500	-11.2%	90	87	-3.3%	3.6	3.3	-9.4%
Mathews County	28	25	-10.7%	16	9	-43.8%	\$297,500	\$330,000	10.9%	48	69	43.8%	4.1	6.5	57.9%
Middlesex County	37	43	16.2%	12	18	50.0%	\$400,353	\$449,000	12.2%	88	116	31.8%	5.2	6.5	24.5%

Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg
Gloucester County	289	373	29.1%	171	174	1.8%	\$349,500	\$385,000	10.2%	146	201	37.7%
King & Queen County	46	40	-13.0%	31	28	-9.7%	\$305,000	\$272,450	-10.7%	18	16	-11.1%
King William County	206	220	6.8%	129	131	1.6%	\$357,000	\$374,900	5.0%	90	87	-3.3%
Mathews County	106	100	-5.7%	56	47	-16.1%	\$395,000	\$317,500	-19.6%	48	69	43.8%
Middlesex County	147	167	13.6%	84	77	-8.3%	\$370,000	\$422,000	14.1%	88	116	31.8%

Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg
Gloucester County	70	103	47.1%	36	38	5.6%	\$387,500	\$374,825	-3.3%	144	194	34.7%	4.0	5.0	24.8%
King & Queen County	13	4	-69.2%	9	7	-22.2%	\$324,950	\$227,500	-30.0%	18	16	-11.1%	3.0	2.5	-17.9%
King William County	27	28	3.7%	23	32	39.1%	\$385,000	\$343,750	-10.7%	65	58	-10.8%	3.0	2.5	-16.8%
Mathews County	28	25	-10.7%	16	8	-50.0%	\$297,500	\$323,750	8.8%	48	69	43.8%	4.2	6.6	59.4%
Middlesex County	36	42	16.7%	11	16	45.5%	\$410,000	\$449,000	9.5%	87	111	27.6%	5.4	6.4	19.6%

Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg
Gloucester County	280	359	28.2%	163	165	1.2%	\$349,500	\$398,450	14.0%	144	194	34.7%
King & Queen County	46	40	-13.0%	31	28	-9.7%	\$305,000	\$272,450	-10.7%	18	16	-11.1%
King William County	181	168	-7.2%	111	114	2.7%	\$359,475	\$379,950	5.7%	65	58	-10.8%
Mathews County	105	99	-5.7%	55	46	-16.4%	\$405,000	\$313,750	-22.5%	48	69	43.8%
Middlesex County	140	159	13.6%	82	72	-12.2%	\$365,000	\$425,000	16.4%	87	111	27.6%

Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg
Gloucester County	1	4	300.0%	5	4	-20.0%	\$330,000	\$335,000	1.5%	2	7	250.0%	1.4	3.7	153.6%
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	4	18	350.0%	6	5	-16.7%	\$349,950	\$328,000	-6.3%	25	29	16.0%	9.4	9.9	6.1%
Mathews County	0	0	n/a	0	1	n/a	\$0	\$365,000	n/a	0	0	n/a	0.0	0.0	n/a
Middlesex County	1	1	0.0%	1	2	100.0%	\$345,000	\$440,000	27.5%	1	5	400.0%	3.0	7.5	150.0%

Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg
Gloucester County	9	14	55.6%	8	9	12.5%	\$342,450	\$340,000	-0.7%	2	7	250.0%
King & Queen County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	0	n/a
King William County	25	52	108.0%	18	17	-5.6%	\$334,975	\$302,000	-9.8%	25	29	16.0%
Mathews County	1	1	0.0%	1	1	0.0%	\$298,500	\$365,000	22.3%	0	0	n/a
Middlesex County	7	8	14.3%	2	5	150.0%	\$387,498	\$410,000	5.8%	1	5	400.0%



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.