Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

King and Queen County

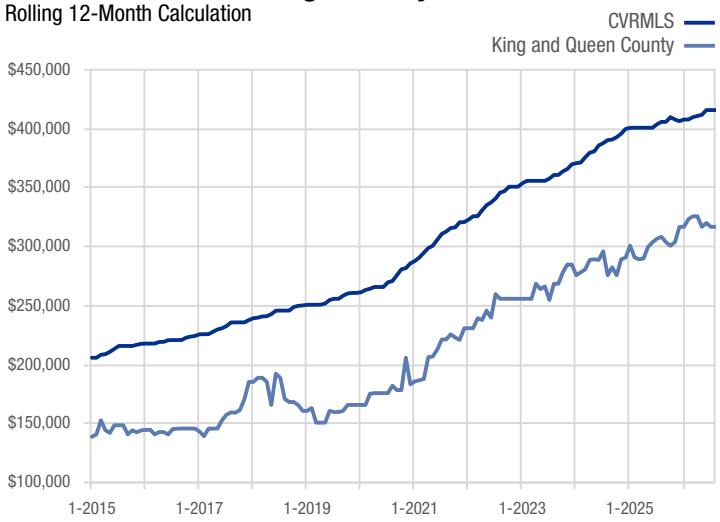
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	5	**5**	0.0%	45	**54**	+ 20.0%
Pending Sales	2	**4**	+ 100.0%	35	**37**	+ 5.7%
Closed Sales	6	**4**	- 33.3%	37	**30**	- 18.9%
Days on Market Until Sale	33	**7**	- 78.8%	36	**24**	- 33.3%
Median Sales Price*	$277,450	**$387,500**	+ 39.7%	$303,000	**$302,250**	- 0.2%
Average Sales Price*	$273,983	**$383,750**	+ 40.1%	$329,052	**$307,955**	- 6.4%
Percent of Original List Price Received*	95.9%	**91.2%**	- 4.9%	98.0%	**96.2%**	- 1.8%
Inventory of Homes for Sale	11	**16**	+ 45.5%	—	**—**	—
Months Supply of Inventory	2.6	**3.7**	+ 42.3%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of Original List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

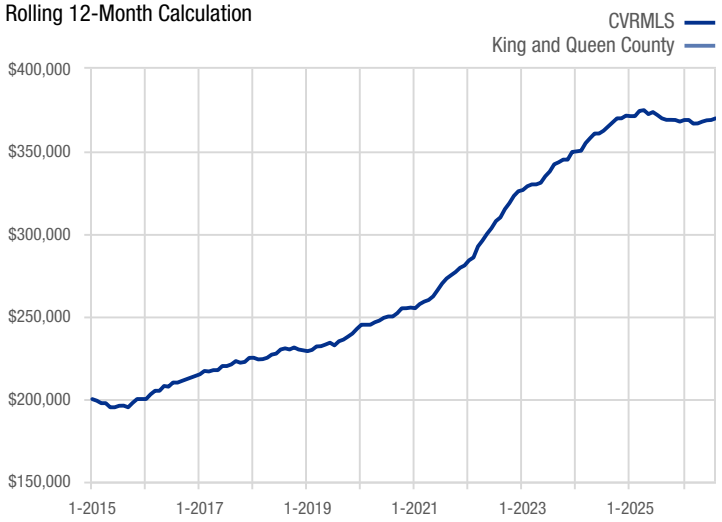
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.