Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Newport News City

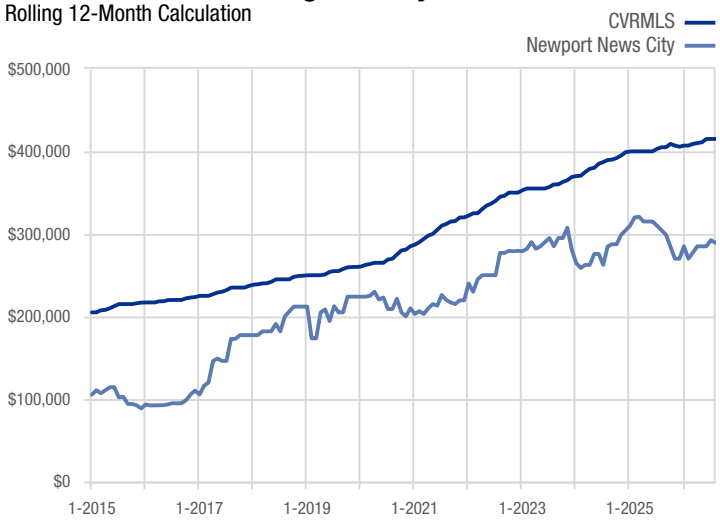
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**3**	+ 200.0%	19	**21**	+ 10.5%
Pending Sales	1	**3**	+ 200.0%	14	**20**	+ 42.9%
Closed Sales	1	**4**	+ 300.0%	14	**19**	+ 35.7%
Days on Market Until Sale	30	**14**	- 53.3%	34	**52**	+ 52.9%
Median Sales Price*	$210,000	**$188,717**	- 10.1%	$262,000	**$292,500**	+ 11.6%
Average Sales Price*	$210,000	**$237,108**	+ 12.9%	$301,242	**$298,358**	- 1.0%
Percent of Original List Price Received*	105.1%	**89.0%**	- 15.3%	99.4%	**97.5%**	- 1.9%
Inventory of Homes for Sale	7	**5**	- 28.6%	—	**—**	—
Months Supply of Inventory	3.2	**2.0**	- 37.5%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	10	**7**	- 30.0%
Pending Sales	2	**0**	- 100.0%	8	**4**	- 50.0%
Closed Sales	1	**1**	0.0%	6	**4**	- 33.3%
Days on Market Until Sale	25	**14**	- 44.0%	35	**24**	- 31.4%
Median Sales Price*	$417,629	**$160,000**	- 61.7%	$263,250	**$195,000**	- 25.9%
Average Sales Price*	$417,629	**$160,000**	- 61.7%	$275,005	**$246,667**	- 10.3%
Percent of Original List Price Received*	99.5%	**100.0%**	+ 0.5%	96.3%	**100.0%**	+ 3.8%
Inventory of Homes for Sale	13	**3**	- 76.9%	—	**—**	—
Months Supply of Inventory	10.1	**3.0**	- 70.3%	—	**—**	—

* 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.

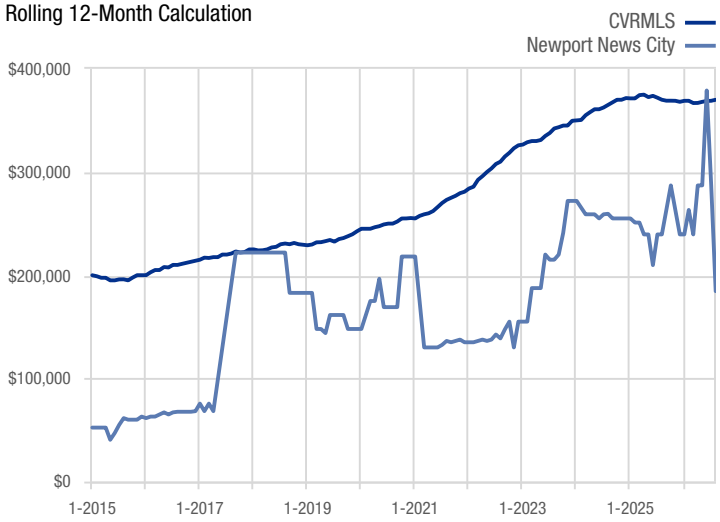
Median Sales Price - Single-Family

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.