Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

York County

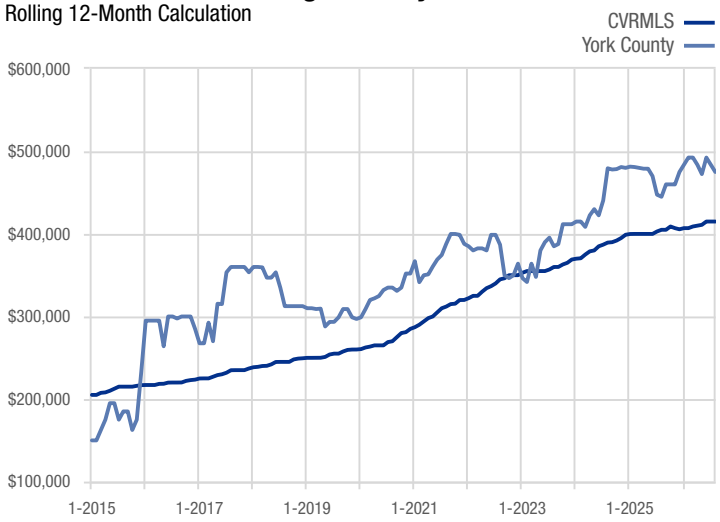
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	1	**4**	+ 300.0%	21	**27**	+ 28.6%
Pending Sales	1	**4**	+ 300.0%	12	**18**	+ 50.0%
Closed Sales	3	**0**	- 100.0%	12	**14**	+ 16.7%
Days on Market Until Sale	12	**—**	—	19	**29**	+ 52.6%
Median Sales Price*	$623,515	**—**	—	$363,500	**$430,000**	+ 18.3%
Average Sales Price*	$713,171	**—**	—	$478,397	**$446,429**	- 6.7%
Percent of Original List Price Received*	101.5%	**—**	—	100.0%	**95.6%**	- 4.4%
Inventory of Homes for Sale	8	**5**	- 37.5%	—	**—**	—
Months Supply of Inventory	4.0	**2.1**	- 47.5%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	1	**1**	0.0%	6	**5**	- 16.7%
Pending Sales	0	**1**	—	6	**4**	- 33.3%
Closed Sales	1	**0**	- 100.0%	6	**3**	- 50.0%
Days on Market Until Sale	14	**—**	—	11	**12**	+ 9.1%
Median Sales Price*	$404,000	**—**	—	$374,500	**$379,000**	+ 1.2%
Average Sales Price*	$404,000	**—**	—	$357,575	**$345,333**	- 3.4%
Percent of Original List Price Received*	101.0%	**—**	—	100.6%	**93.7%**	- 6.9%
Inventory of Homes for Sale	1	**1**	0.0%	—	**—**	—
Months Supply of Inventory	0.8	**1.0**	+ 25.0%	—	**—**	—

* 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.

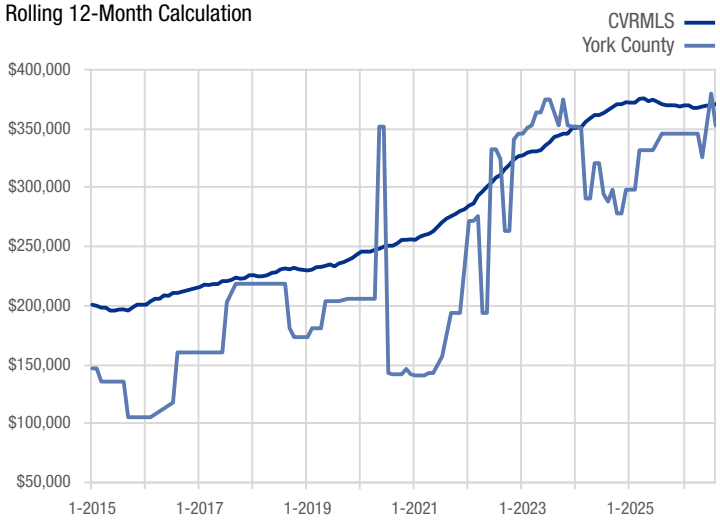
Median Sales Price - Single-Family

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.