Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

New Kent County

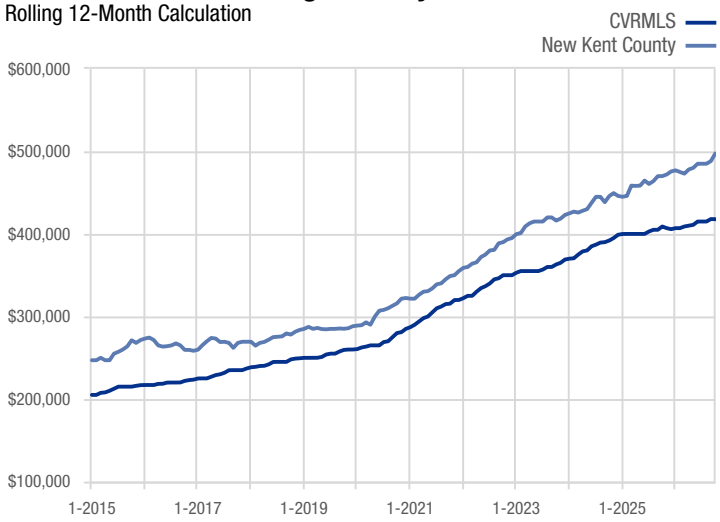
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	81	**62**	- 23.5%	533	**651**	+ 22.1%
Pending Sales	38	**28**	- 26.3%	343	**390**	+ 13.7%
Closed Sales	26	**32**	+ 23.1%	321	**368**	+ 14.6%
Days on Market Until Sale	81	**49**	- 39.5%	43	**42**	- 2.3%
Median Sales Price*	$434,245	**$521,000**	+ 20.0%	$471,990	**$495,000**	+ 4.9%
Average Sales Price*	$459,919	**$588,003**	+ 27.8%	$504,923	**$541,803**	+ 7.3%
Percent of Original List Price Received*	100.3%	**100.5%**	+ 0.2%	100.1%	**99.2%**	- 0.9%
Inventory of Homes for Sale	160	**165**	+ 3.1%	—	**—**	—
Months Supply of Inventory	5.0	**4.4**	- 12.0%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**2**	- 50.0%	43	**33**	- 23.3%
Pending Sales	2	**1**	- 50.0%	34	**22**	- 35.3%
Closed Sales	3	**0**	- 100.0%	37	**22**	- 40.5%
Days on Market Until Sale	20	**—**	—	37	**40**	+ 8.1%
Median Sales Price*	$301,000	**—**	—	$324,085	**$323,725**	- 0.1%
Average Sales Price*	$302,333	**—**	—	$327,240	**$332,572**	+ 1.6%
Percent of Original List Price Received*	98.8%	**—**	—	96.4%	**97.0%**	+ 0.6%
Inventory of Homes for Sale	8	**6**	- 25.0%	—	**—**	—
Months Supply of Inventory	2.3	**2.8**	+ 21.7%	—	**—**	—

* 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.

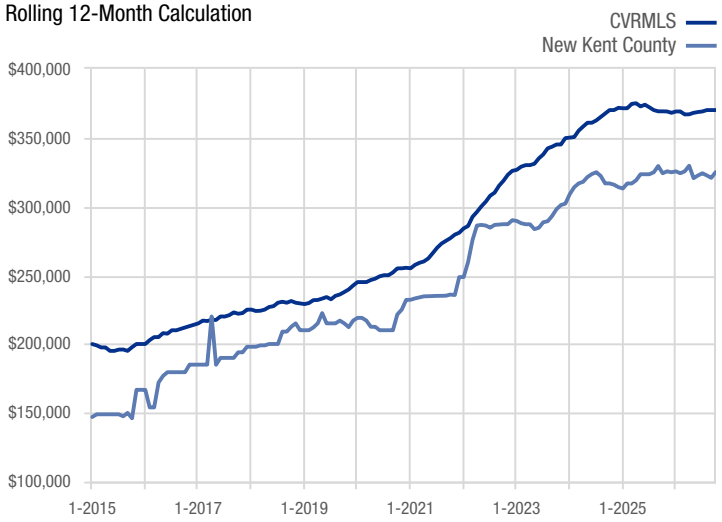
Median Sales Price - Single-Family

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 November 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.