Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Newport News City

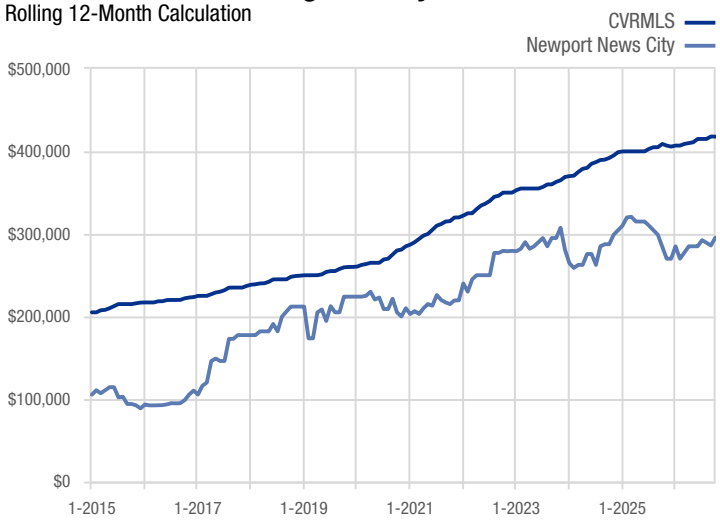
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**4**	0.0%	26	**27**	+ 3.8%
Pending Sales	2	**1**	- 50.0%	19	**24**	+ 26.3%
Closed Sales	3	**2**	- 33.3%	17	**24**	+ 41.2%
Days on Market Until Sale	39	**57**	+ 46.2%	35	**49**	+ 40.0%
Median Sales Price*	$269,950	**$330,000**	+ 22.2%	$269,000	**$295,500**	+ 9.9%
Average Sales Price*	$284,983	**$330,000**	+ 15.8%	$297,990	**$299,363**	+ 0.5%
Percent of Original List Price Received*	96.2%	**98.5%**	+ 2.4%	98.7%	**97.3%**	- 1.4%
Inventory of Homes for Sale	4	**6**	+ 50.0%	—	—	—
Months Supply of Inventory	1.8	**2.5**	+ 38.9%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**0**	- 100.0%	13	**7**	- 46.2%
Pending Sales	1	**0**	- 100.0%	10	**5**	- 50.0%
Closed Sales	2	**0**	- 100.0%	10	**5**	- 50.0%
Days on Market Until Sale	285	**—**	—	93	**41**	- 55.9%
Median Sales Price*	$379,990	**—**	—	$287,000	**$187,500**	- 34.7%
Average Sales Price*	$379,990	**—**	—	$287,001	**$230,000**	- 19.9%
Percent of Original List Price Received*	85.0%	**—**	—	94.0%	**99.3%**	+ 5.6%
Inventory of Homes for Sale	2	**1**	- 50.0%	—	—	—
Months Supply of Inventory	1.6	**1.0**	- 37.5%	—	—	—

* 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.

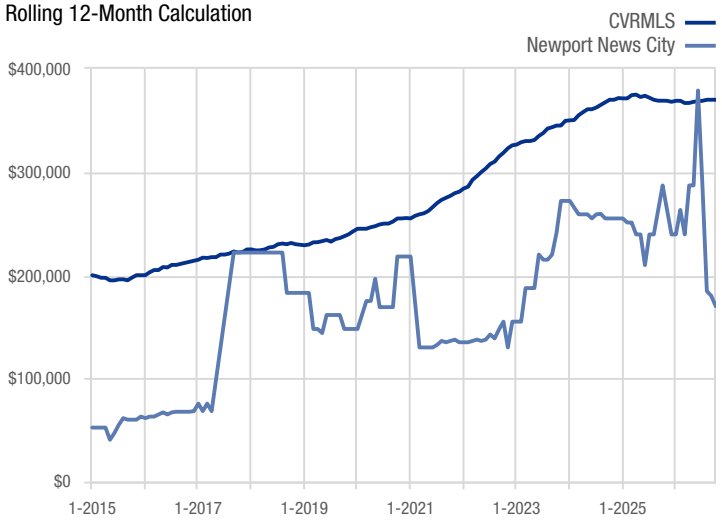
Median Sales Price - Single-Family

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.