

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



Mathews County

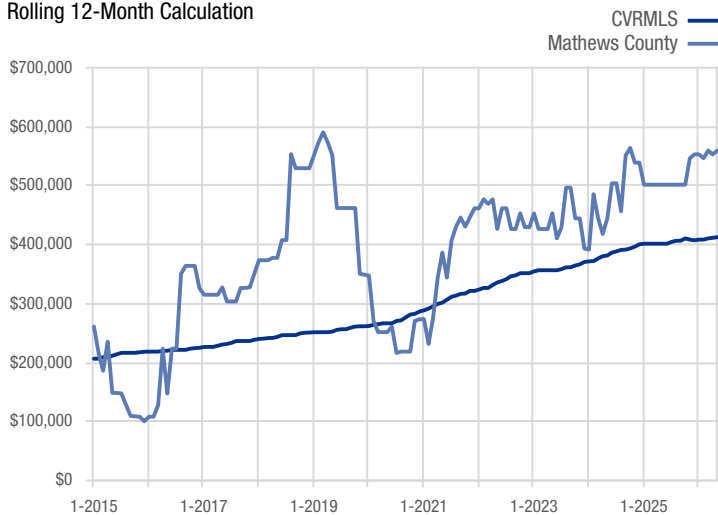
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	4	4	0.0%	14	13	- 7.1%
Pending Sales	1	0	- 100.0%	8	2	- 75.0%
Closed Sales	1	2	+ 100.0%	10	3	- 70.0%
Days on Market Until Sale	14	20	+ 42.9%	52	21	- 59.6%
Median Sales Price*	\$104,000	\$1,583,500	+ 1,422.6%	\$465,000	\$240,000	- 48.4%
Average Sales Price*	\$104,000	\$1,583,500	+ 1,422.6%	\$615,360	\$1,135,667	+ 84.6%
Percent of Original List Price Received*	173.3%	92.9%	- 46.4%	100.6%	92.1%	- 8.4%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	3.5	5.0	+ 42.9%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	3	—	—
Median Sales Price*	—	—	—	\$298,500	—	—
Average Sales Price*	—	—	—	\$298,500	—	—
Percent of Original List Price Received*	—	—	—	100.0%	—	—
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.

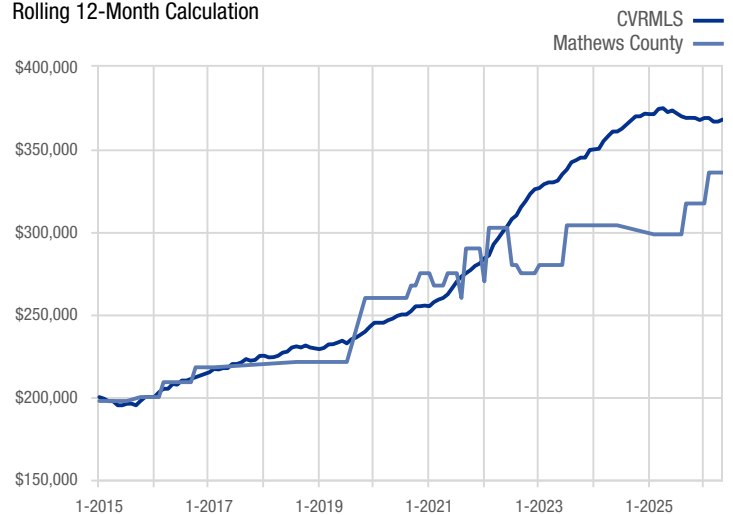
Median Sales Price - Single-Family

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.