

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



New Kent County

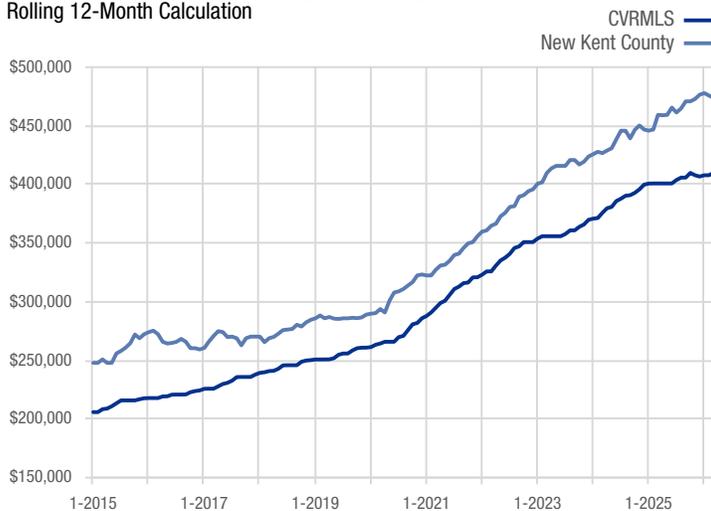
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	54	75	+ 38.9%	133	181	+ 36.1%
Pending Sales	47	51	+ 8.5%	100	131	+ 31.0%
Closed Sales	36	39	+ 8.3%	71	89	+ 25.4%
Days on Market Until Sale	63	48	- 23.8%	45	48	+ 6.7%
Median Sales Price*	\$462,470	\$452,660	- 2.1%	\$464,990	\$452,660	- 2.7%
Average Sales Price*	\$503,697	\$511,403	+ 1.5%	\$502,993	\$512,522	+ 1.9%
Percent of Original List Price Received*	96.8%	99.4%	+ 2.7%	100.8%	99.0%	- 1.8%
Inventory of Homes for Sale	106	126	+ 18.9%	—	—	—
Months Supply of Inventory	3.8	3.5	- 7.9%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	5	4	- 20.0%	18	12	- 33.3%
Pending Sales	3	3	0.0%	15	5	- 66.7%
Closed Sales	3	1	- 66.7%	13	2	- 84.6%
Days on Market Until Sale	44	80	+ 81.8%	59	99	+ 67.8%
Median Sales Price*	\$294,990	\$359,000	+ 21.7%	\$322,140	\$338,500	+ 5.1%
Average Sales Price*	\$300,542	\$359,000	+ 19.5%	\$323,006	\$338,500	+ 4.8%
Percent of Original List Price Received*	95.1%	100.0%	+ 5.2%	96.3%	95.4%	- 0.9%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
Months Supply of Inventory	3.2	3.0	- 6.3%	—	—	—

* 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.

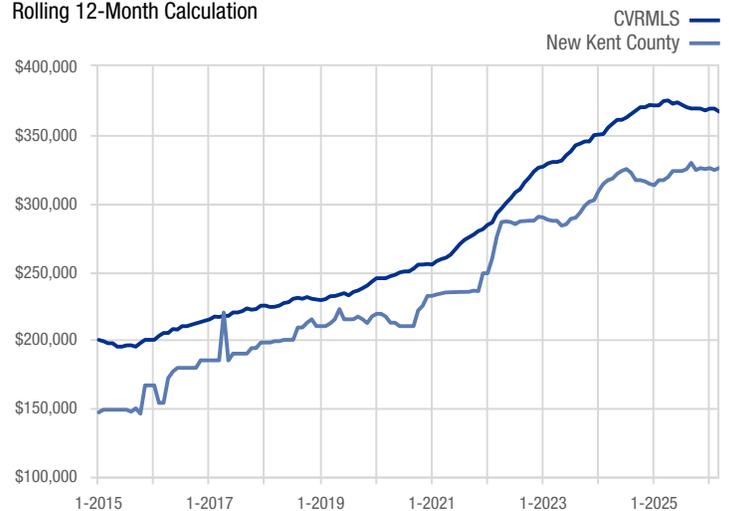
Median Sales Price - Single-Family

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.