

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



York County

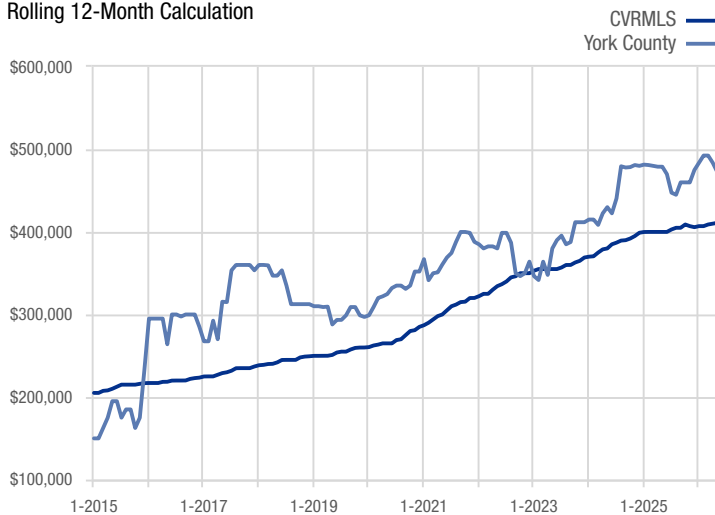
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	2	4	+ 100.0%	11	15	+ 36.4%
Pending Sales	2	4	+ 100.0%	7	12	+ 71.4%
Closed Sales	0	4	—	6	9	+ 50.0%
Days on Market Until Sale	—	56	—	23	38	+ 65.2%
Median Sales Price*	—	\$440,000	—	\$349,650	\$415,000	+ 18.7%
Average Sales Price*	—	\$441,250	—	\$384,050	\$433,333	+ 12.8%
Percent of Original List Price Received*	—	94.9%	—	99.6%	96.7%	- 2.9%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.4	0.9	- 35.7%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	1	1	0.0%	3	3	0.0%
Pending Sales	1	1	0.0%	5	3	- 40.0%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Days on Market Until Sale	23	19	- 17.4%	13	13	0.0%
Median Sales Price*	\$345,000	\$220,000	- 36.2%	\$377,000	\$328,500	- 12.9%
Average Sales Price*	\$345,000	\$220,000	- 36.2%	\$377,000	\$328,500	- 12.9%
Percent of Original List Price Received*	98.6%	84.8%	- 14.0%	99.3%	90.0%	- 9.4%
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.

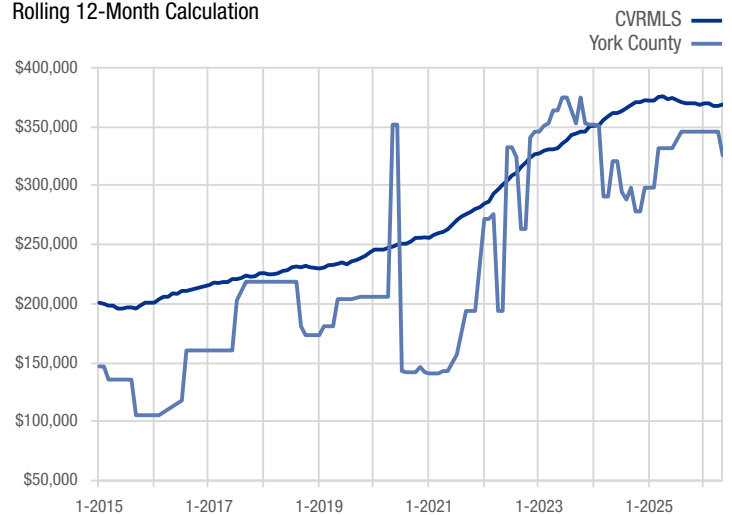
Median Sales Price - Single-Family

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.