

JANUARY  
**2023**

# VIRGINIA PENINSULA

## MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY  
**VIRGINIA REALTORS®**

# Virginia Peninsula Market Indicators Report

## Key Market Trends: January 2023

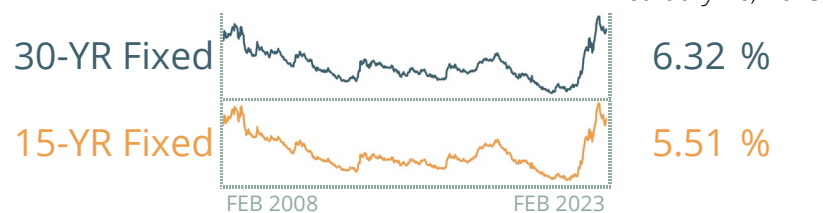
- › **Monthly sales activity in the Virginia Peninsula housing market continues to slow down.** There were 362 sales in the Virginia Peninsula area in January, a 34.3% drop from last January, which is 189 fewer sales. Sales activity fell the sharpest in York County (-60%) and Poquoson (-64.3%) compared to last January. In the Hampton market, there were 129 home sales in January, 64 fewer than last year, a 33.2% decline. There were 149 sales in Newport News in January, down 26.6% from a year ago, the tenth straight monthly decline in the city's housing market.
- › **Pending sales continued to fall in the Virginia Peninsula region.** In January, there were 258 pending sales in the Virginia Peninsula market, 64 fewer than last year, a 19.9% decline. There were 106 pending sales in Newport News in January, which is a 22.6% drop compared to last year (-31 pending sales). In January, there were 94 pending sales in the Hampton area, 23 fewer than a year ago, a 19.7% decline.
- › **Home prices rose in most parts of the Virginia Peninsula footprint in January.** The median sales price in the region was \$268,500 in January, a 7.4% increase from last year, which is an additional \$18,500. In Isle of Wight County, the median sales price in January was \$310,000, which is a 5.8% drop from last year, reflecting a \$19,245 price decline. Throughout the Virginia Peninsula market, the median sales price was the highest in Poquoson (\$440,000) and York County (\$415,000) in January, both are up from this time last year.
- › **Active listings continue to build up in the Virginia Peninsula area.** There were 961 active listings in the entire Virginia Peninsula footprint at the end of January, 83 more than last year, a 9.5% increase. There were 449 new listings come onto the market in January regionwide, 18 more listings than a year ago (+4.2%).



Virginia Peninsula Market Dashboard

YoY Chg	Jan-23	Indicator
▼ -34.3%	362	Sales
▼ -19.9%	258	Pending Sales
▲ 4.2%	449	New Listings
▲ 8.6%	\$271,500	Median List Price
▲ 7.4%	\$268,500	Median Sales Price
▲ 4.7%	\$171	Median Price Per Square Foot
▼ -29.9%	\$103.8	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▲ 41.8%	40	Average Days on Market
▲ 9.5%	961	Active Listings
▲ 33.7%	1.6	Months of Supply

INTEREST RATE  
TRACKER



# Report Index

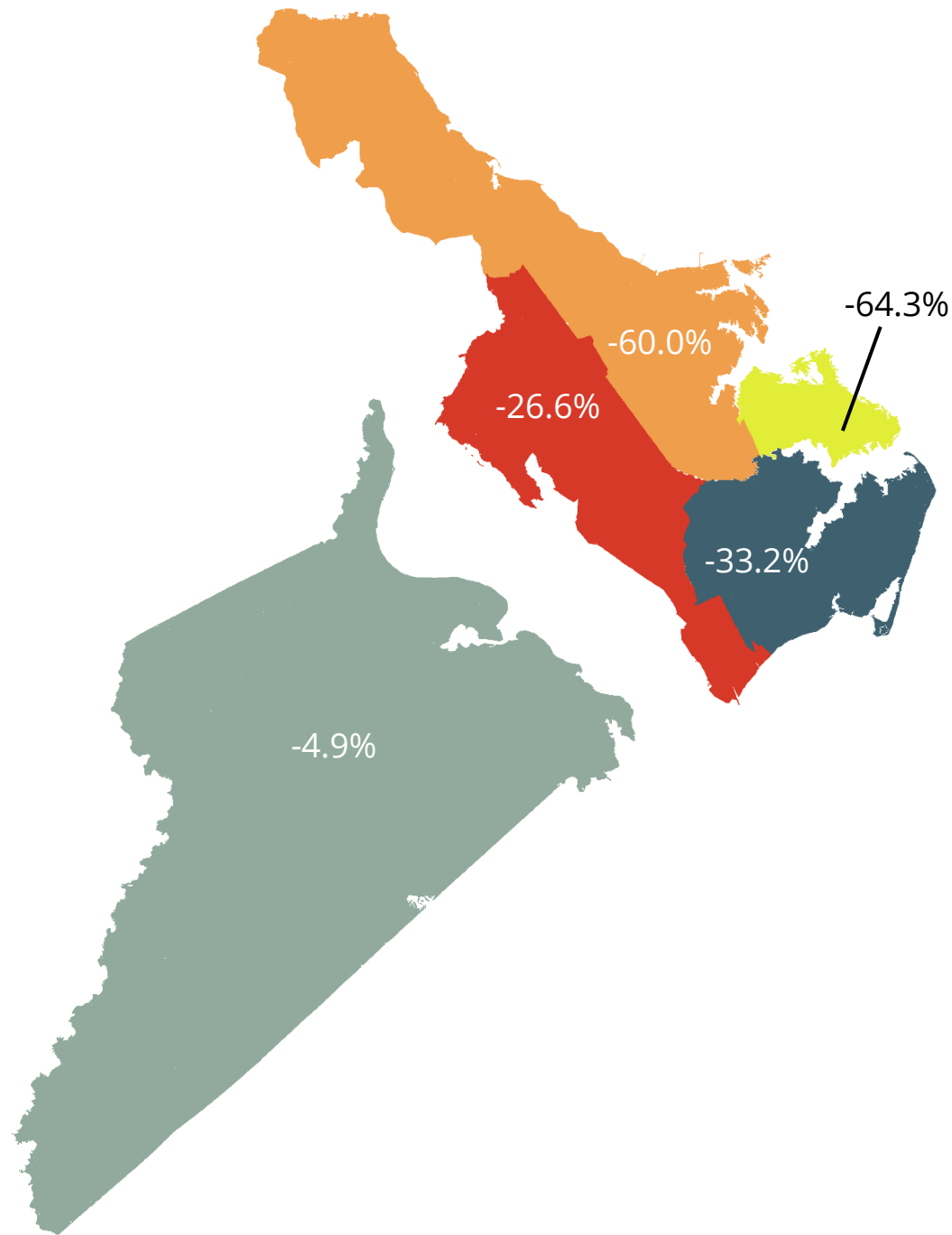
Market Activity - Virginia Peninsula Footprint -----	4
Total Market Overview -----	5
Single-Family Detached Market Overview -----	6
Townhome & Condo Market Overview -----	7
Sales -----	8
Pending Sales -----	9
New Listings -----	10
Median List Price -----	11
Median Sales Price -----	12
Sold Dollar Volume -----	13
Median Sold to Ask Price Ratio -----	14
Average Days on Market -----	15
Active Listings -----	16
Months of Supply -----	17
Area Overview - Total Market -----	18
Area Overview - Total Market YTD -----	19
Area Overview - Single-Family Detached Market -----	20
Area Overview - Single-Family Detached Market YTD -----	21
Area Overview - Townhome & Condo Market -----	22
Area Overview - Townhome & Condo Market YTD -----	23

**Consumers Should Consult with a REALTOR®.** Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

**Identify a Professional to Manage the Procedure.** REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

**Are You Ready to Buy or Sell Real Estate?**  
Contact an experienced REALTOR®.

# Market Activity - Virginia Peninsula Footprint



<i>Jurisdiction</i>	Total Sales		
	Jan-22	Jan-23	% Chg
Hampton	193	129	-33.2%
Isle of Wight County	41	39	-4.9%
Newport News	203	149	-26.6%
Poquoson	14	5	-64.3%
York County	100	40	-60.0%
<b>Virginia Peninsula</b>	<b>551</b>	<b>362</b>	<b>-34.3%</b>

# Total Market Overview



Key Metrics	2-year Trends		Jan-22	Jan-23	YoY Chg	2022 YTD	2023 YTD	YoY Chg
	Jan-21	Jan-23						
Sales			551	<b>362</b>	-34.3%	551	<b>362</b>	-34.3%
Pending Sales			322	<b>258</b>	-19.9%	322	<b>258</b>	-19.9%
New Listings			431	<b>449</b>	4.2%	431	<b>449</b>	4.2%
Median List Price			\$249,900	<b>\$271,500</b>	8.6%	\$249,900	<b>\$271,500</b>	8.6%
Median Sales Price			\$250,000	<b>\$268,500</b>	7.4%	\$250,000	<b>\$268,500</b>	7.4%
Median Price Per Square Foot			\$163	<b>\$171</b>	4.7%	\$163	<b>\$171</b>	4.8%
Sold Dollar Volume (in millions)			\$148.0	<b>\$103.8</b>	-29.9%	\$148.0	<b>\$103.8</b>	-29.9%
Median Sold/Ask Price Ratio			100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			28	<b>40</b>	41.8%	28	<b>40</b>	41.7%
Active Listings			878	<b>961</b>	9.5%	n/a	<b>n/a</b>	n/a
Months of Supply			1.2	<b>1.6</b>	33.7%	n/a	<b>n/a</b>	n/a

Sources: Virginia REALTORS®, data accessed February 15, 2023

# Single-Family Detached Market Overview



Key Metrics	2-year Trends		Jan-22	Jan-23	YoY Chg	2022 YTD	2023 YTD	YoY Chg
	Jan-21	Jan-23						
Sales			448	<b>306</b>	-31.7%	448	<b>306</b>	-31.7%
Pending Sales			271	<b>214</b>	-21.0%	271	<b>214</b>	-21.0%
New Listings			366	<b>388</b>	6.0%	366	<b>388</b>	6.0%
Median List Price			\$250,000	<b>\$275,000</b>	10.0%	\$250,000	<b>\$275,000</b>	10.0%
Median Sales Price			\$251,000	<b>\$274,022</b>	9.2%	\$252,000	<b>\$274,022</b>	8.7%
Median Price Per Square Foot			\$170	<b>\$173</b>	1.7%	\$170	<b>\$173</b>	1.7%
Sold Dollar Volume (in millions)			\$124.9	<b>\$90.0</b>	-28.0%	\$124.9	<b>\$90.0</b>	-28.0%
Median Sold/Ask Price Ratio			100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			29	<b>39</b>	34.1%	29	<b>39</b>	34.4%
Active Listings			717	<b>859</b>	19.8%	n/a	<b>n/a</b>	n/a
Months of Supply			1.1	<b>1.7</b>	44.6%	n/a	<b>n/a</b>	n/a

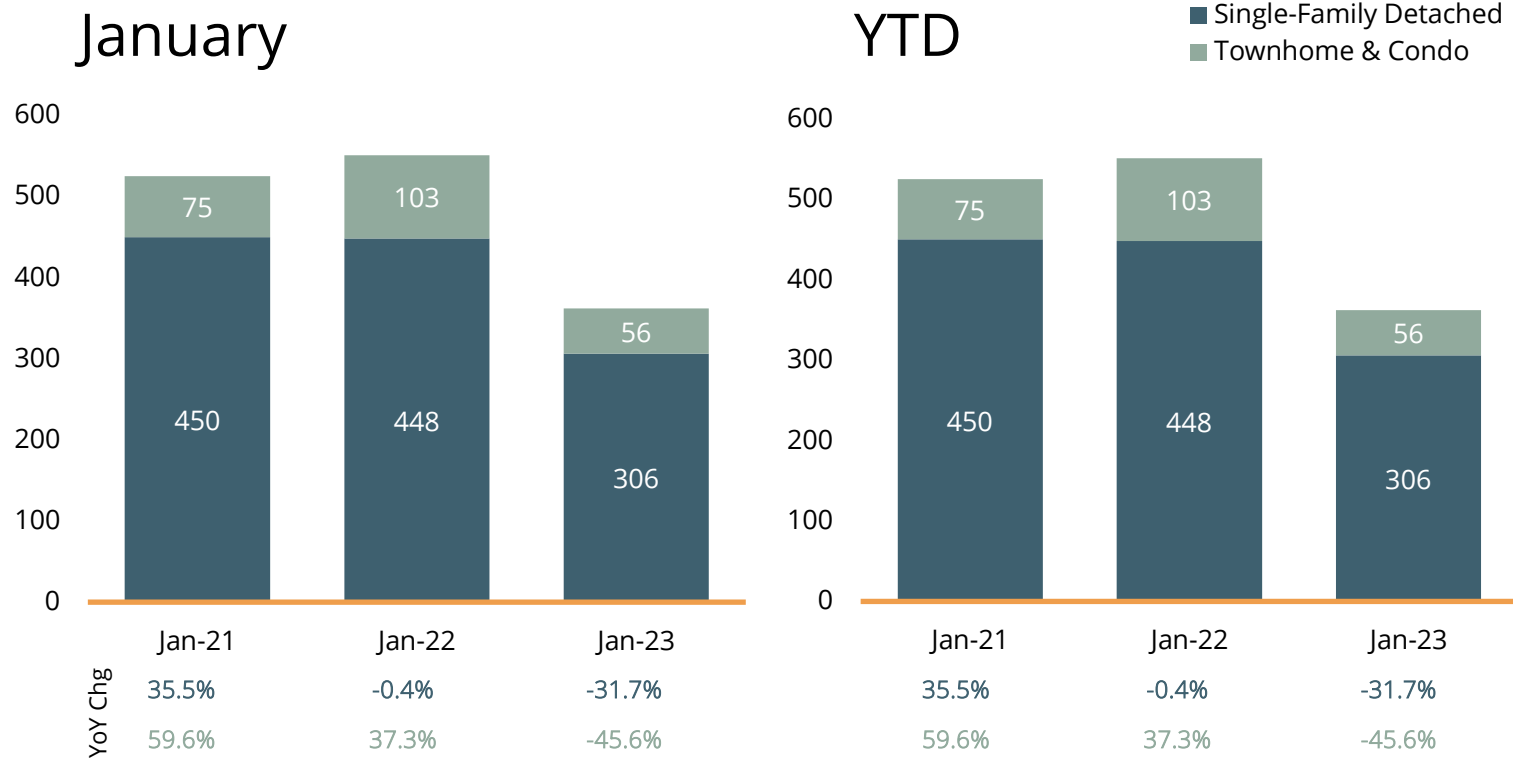
# Townhome & Condo Market Overview



Key Metrics	2-year Trends		Jan-22	Jan-23	YoY Chg	2022 YTD	2023 YTD	YoY Chg
	Jan-21	Jan-23						
Sales			103	<b>56</b>	-45.6%	103	<b>56</b>	-45.6%
Pending Sales			51	<b>44</b>	-13.7%	51	<b>44</b>	-13.7%
New Listings			65	<b>61</b>	-6.2%	65	<b>61</b>	-6.2%
Median List Price			\$239,900	<b>\$229,450</b>	-4.4%	\$232,450	<b>\$229,450</b>	-1.3%
Median Sales Price			\$235,000	<b>\$230,750</b>	-1.8%	\$235,000	<b>\$230,750</b>	-1.8%
Median Price Per Square Foot			\$142	<b>\$141</b>	-0.8%	\$142	<b>\$141</b>	-0.8%
Sold Dollar Volume (in millions)			\$23.1	<b>\$13.8</b>	-40.3%	\$23.1	<b>\$13.8</b>	-40.3%
Median Sold/Ask Price Ratio			100.1%	<b>100.0%</b>	-0.1%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			24	<b>45</b>	86.2%	24	<b>45</b>	83.2%
Active Listings			161	<b>102</b>	-36.6%	n/a	<b>n/a</b>	n/a
Months of Supply			1.3	<b>1.1</b>	-17.6%	n/a	<b>n/a</b>	n/a

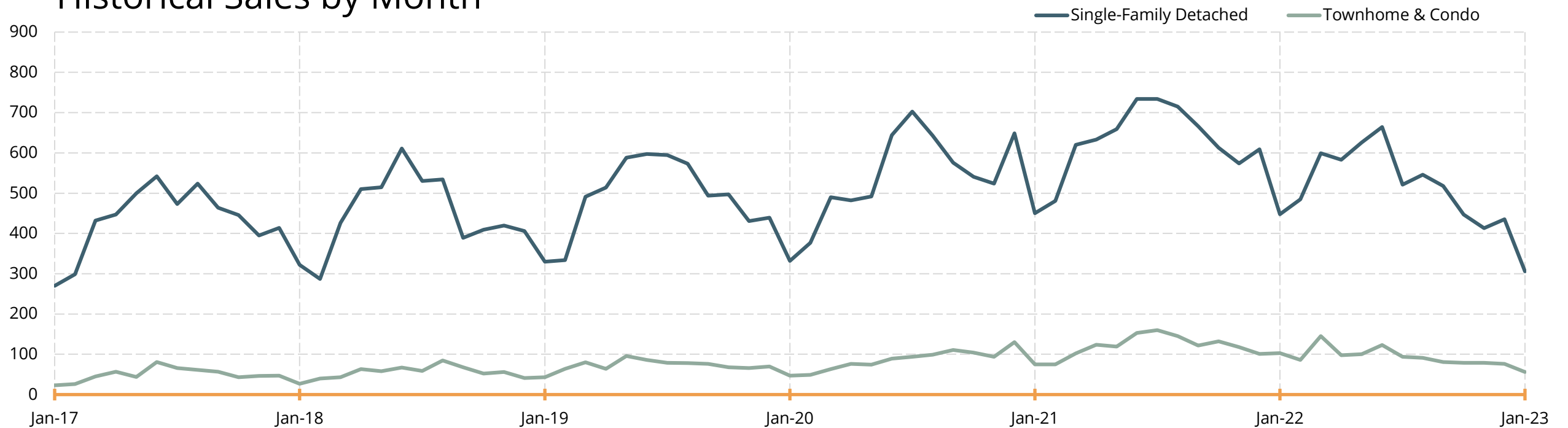
Sources: Virginia REALTORS®, data accessed February 15, 2023

# Sales



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Feb-22	485	0.8%	86	14.7%
Mar-22	599	-3.4%	145	42.2%
Apr-22	583	-7.9%	98	-21.0%
May-22	626	-5.0%	100	-16.0%
Jun-22	664	-9.5%	123	-19.6%
Jul-22	521	-29.0%	94	-41.3%
Aug-22	546	-23.6%	91	-37.2%
Sep-22	518	-22.2%	81	-33.6%
Oct-22	447	-27.1%	79	-40.2%
Nov-22	413	-28.0%	79	-33.1%
Dec-22	435	-28.6%	76	-24.8%
Jan-23	306	-31.7%	56	-45.6%
12-month Avg	512	-17.9%	92	-23.8%

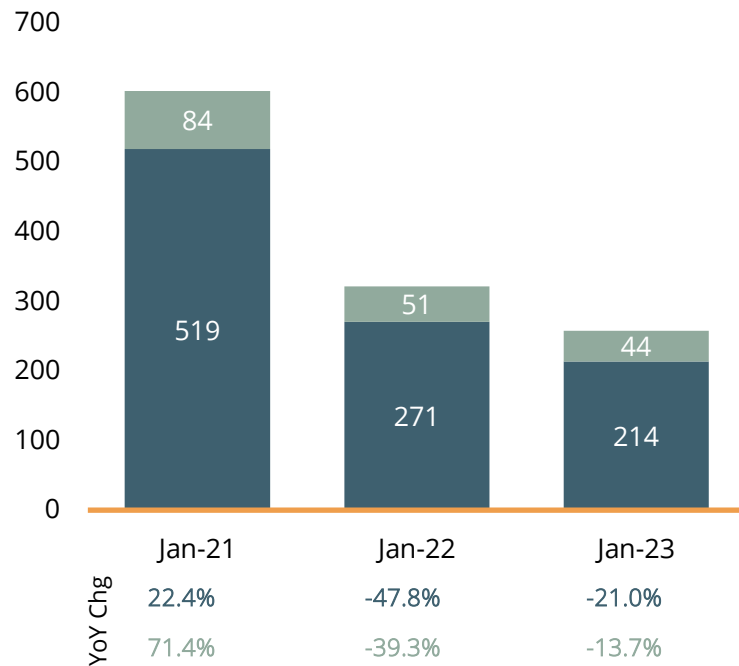
## Historical Sales by Month



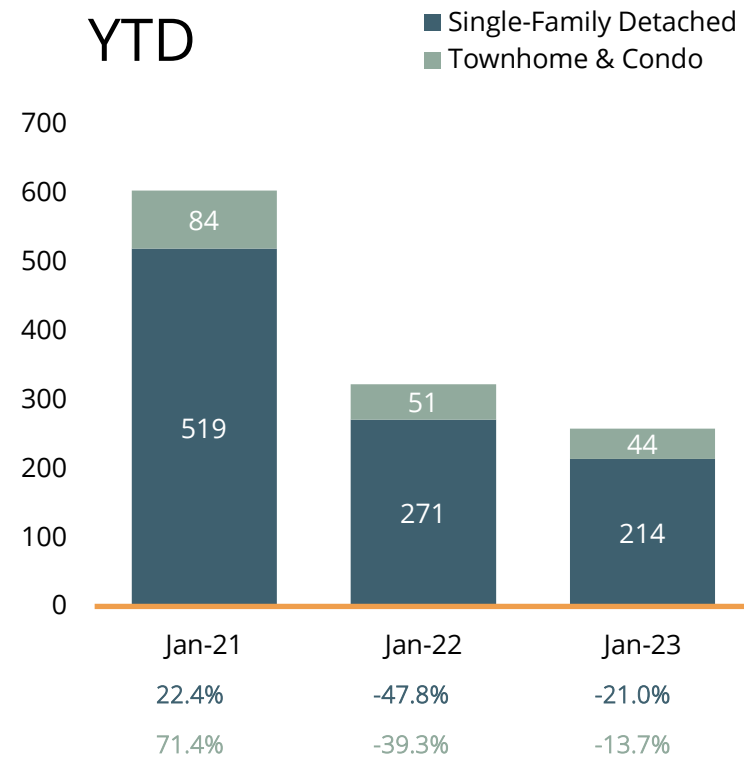


# Pending Sales

## January

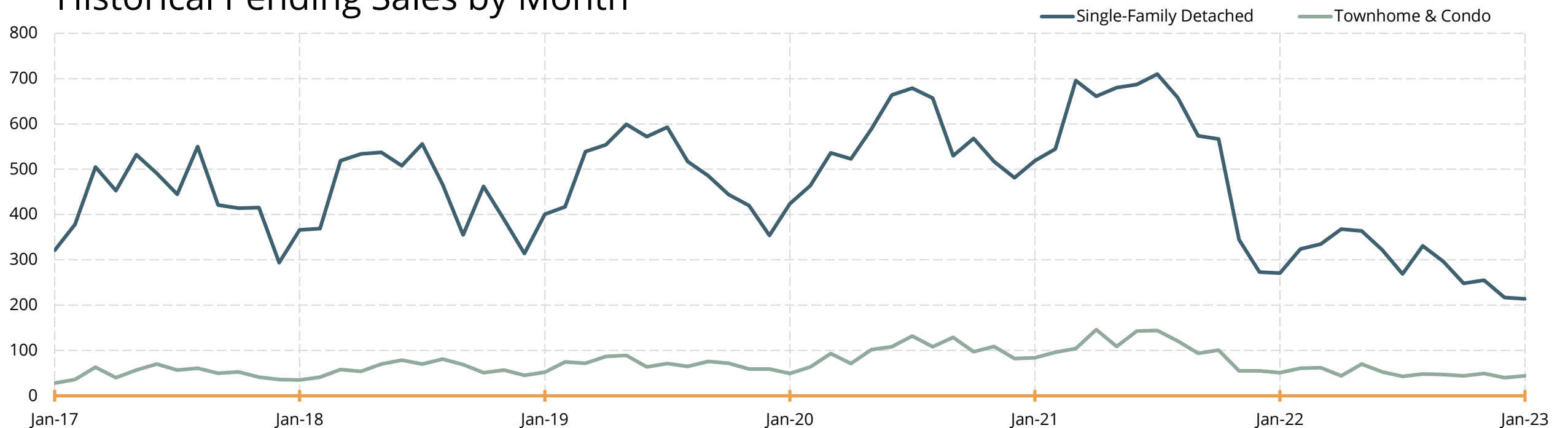


## YTD



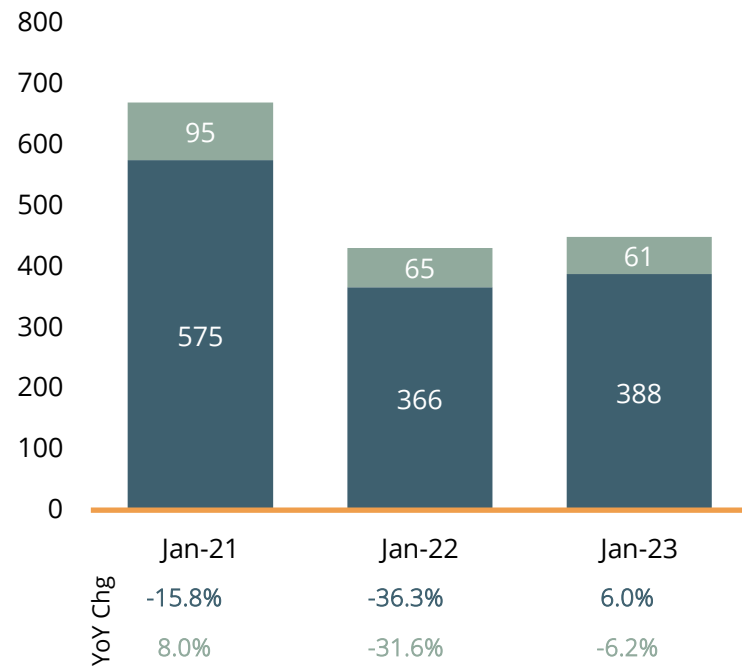
Month	Single-Family Detached		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Feb-22	324	-40.6%	61	-36.5%
Mar-22	335	-51.9%	62	-40.4%
Apr-22	368	-44.3%	44	-69.9%
May-22	364	-46.5%	70	-35.8%
Jun-22	322	-53.1%	53	-62.9%
Jul-22	269	-62.1%	43	-70.1%
Aug-22	331	-49.7%	48	-60.3%
Sep-22	297	-48.3%	47	-50.0%
Oct-22	248	-56.3%	44	-56.4%
Nov-22	255	-26.1%	49	-10.9%
Dec-22	217	-20.5%	40	-27.3%
Jan-23	214	-21.0%	44	-13.7%
12-month Avg	295	-46.8%	50	-50.4%

## Historical Pending Sales by Month

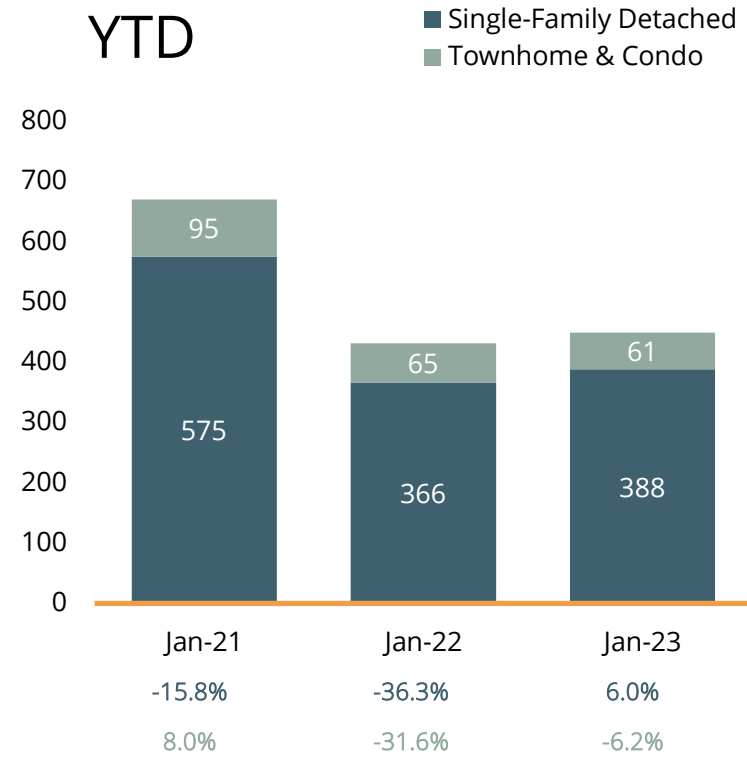


# New Listings

## January

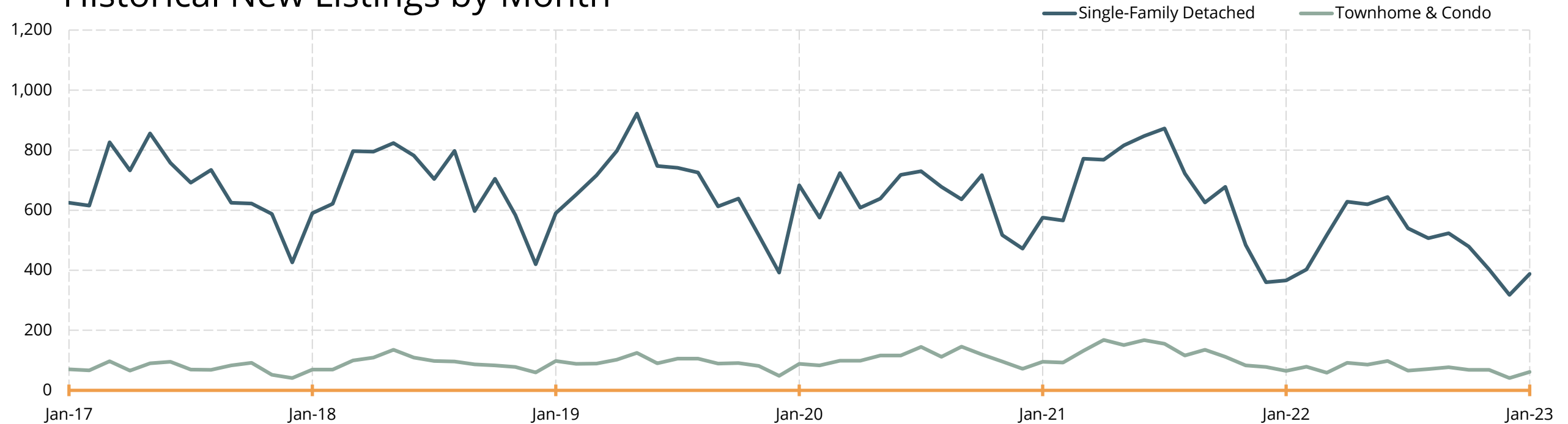


## YTD

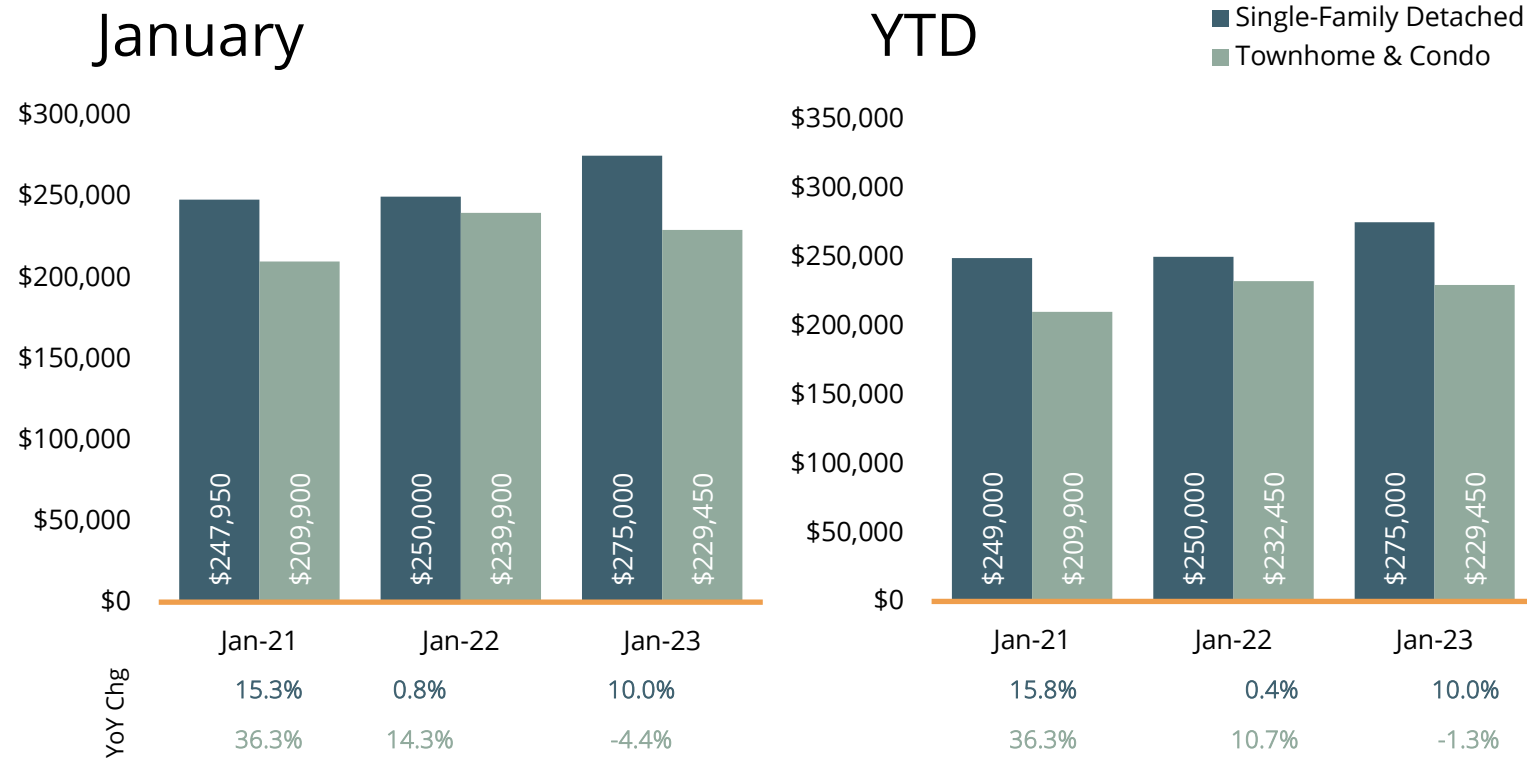


Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Feb-22	403	-28.8%	79	-15.1%
Mar-22	517	-33.0%	59	-55.3%
Apr-22	628	-18.2%	92	-45.2%
May-22	620	-24.0%	86	-43.0%
Jun-22	644	-24.0%	98	-41.3%
Jul-22	540	-38.1%	66	-57.4%
Aug-22	507	-29.8%	71	-38.8%
Sep-22	523	-16.5%	77	-43.0%
Oct-22	479	-29.4%	68	-39.3%
Nov-22	403	-16.7%	68	-18.1%
Dec-22	318	-11.7%	41	-47.4%
Jan-23	388	6.0%	61	-6.2%
12-month Avg	498	-24.2%	72	-40.5%

## Historical New Listings by Month

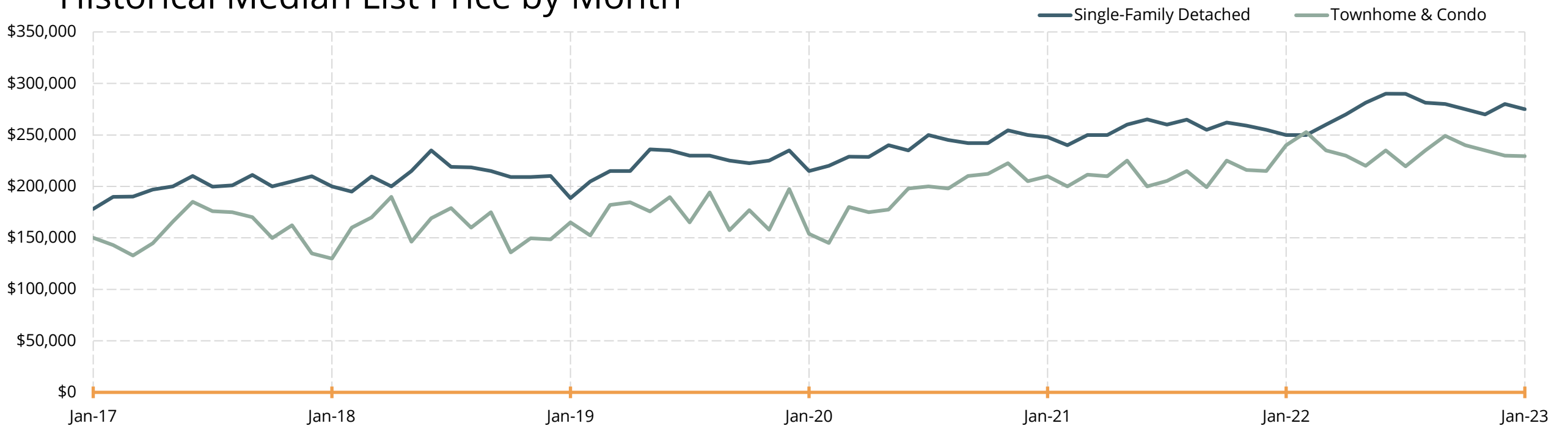


# Median List Price

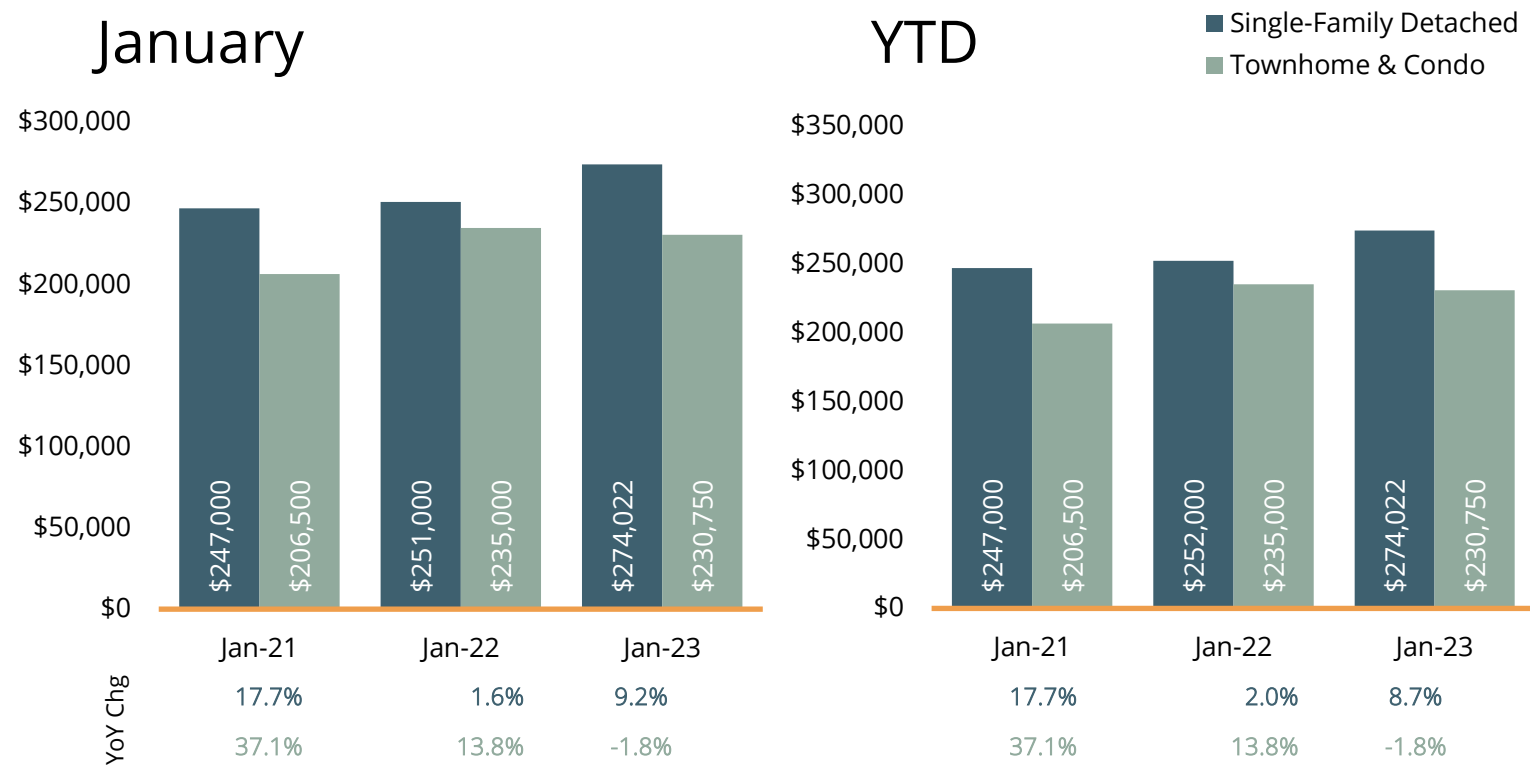


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Feb-22	\$250,000	4.2%	\$252,750	26.4%
Mar-22	\$260,000	4.0%	\$235,000	11.2%
Apr-22	\$270,000	8.0%	\$229,950	9.5%
May-22	\$281,250	8.2%	\$220,000	-2.2%
Jun-22	\$290,000	9.4%	\$235,000	17.5%
Jul-22	\$289,900	11.5%	\$219,500	6.9%
Aug-22	\$281,250	6.2%	\$235,000	9.3%
Sep-22	\$280,000	9.8%	\$249,000	25.0%
Oct-22	\$275,000	5.0%	\$239,900	6.6%
Nov-22	\$270,000	4.3%	\$235,000	8.8%
Dec-22	\$279,900	9.8%	\$230,000	7.0%
Jan-23	\$275,000	10.0%	\$229,450	-4.4%
12-month Avg	\$275,192	7.5%	\$234,213	9.7%

## Historical Median List Price by Month

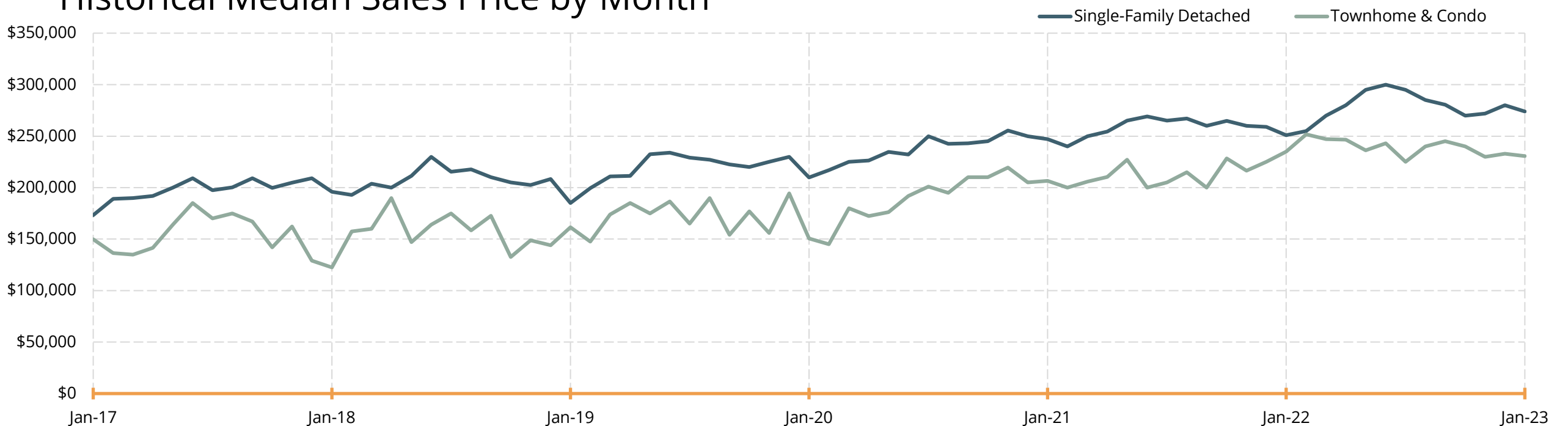


# Median Sales Price

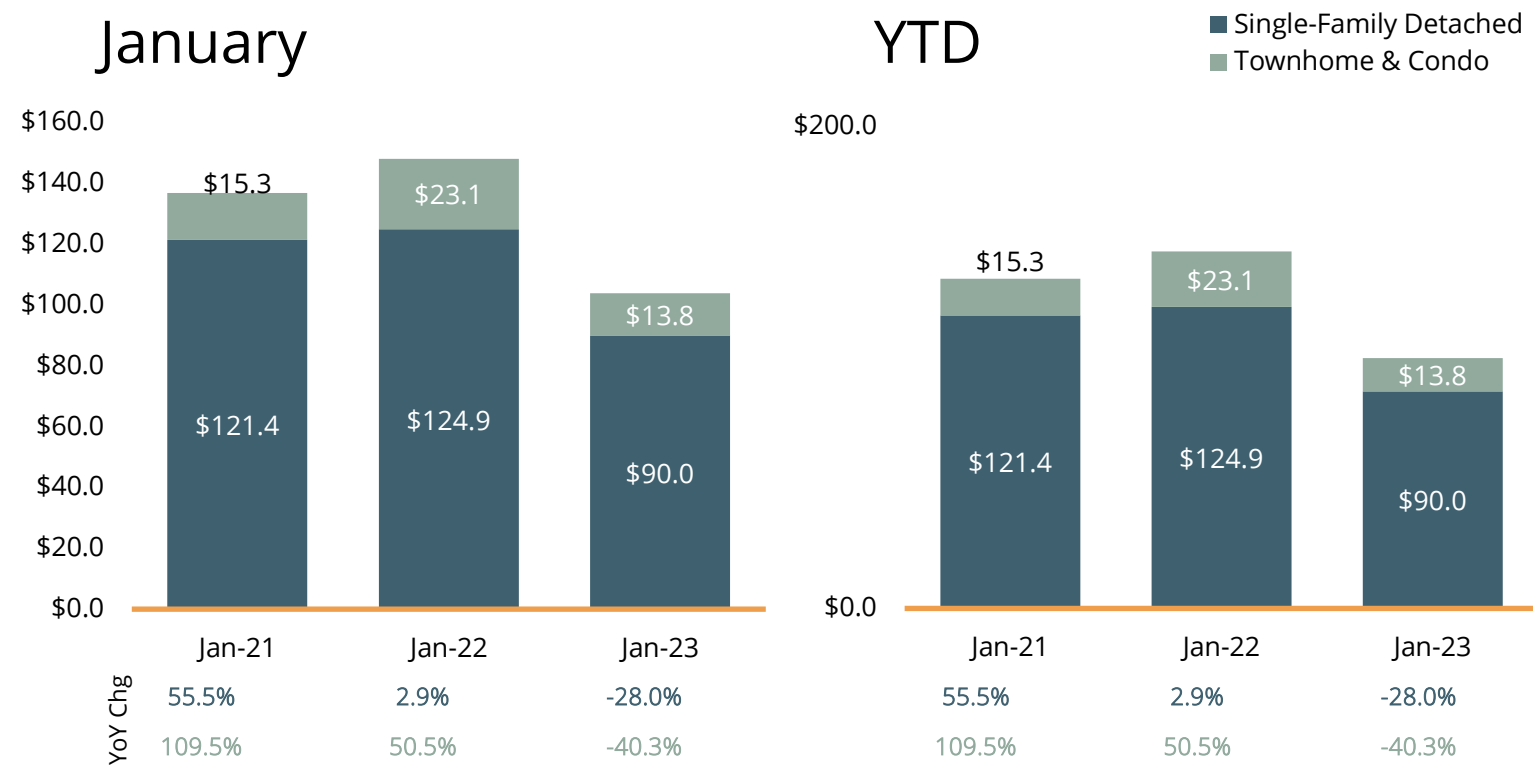


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Feb-22	\$255,000	6.3%	\$251,750	25.9%
Mar-22	\$270,000	8.0%	\$247,000	20.0%
Apr-22	\$279,900	10.0%	\$246,500	17.2%
May-22	\$295,000	11.3%	\$236,250	4.1%
Jun-22	\$299,950	11.4%	\$243,000	21.5%
Jul-22	\$295,000	11.3%	\$224,950	9.7%
Aug-22	\$285,000	6.7%	\$240,000	11.6%
Sep-22	\$280,500	7.9%	\$245,000	22.5%
Oct-22	\$270,000	1.9%	\$240,000	5.1%
Nov-22	\$272,000	4.6%	\$230,000	6.2%
Dec-22	\$279,900	8.1%	\$233,000	3.6%
Jan-23	\$274,022	9.2%	\$230,750	-1.8%
12-month Avg	\$279,689	8.1%	\$239,017	11.7%

## Historical Median Sales Price by Month

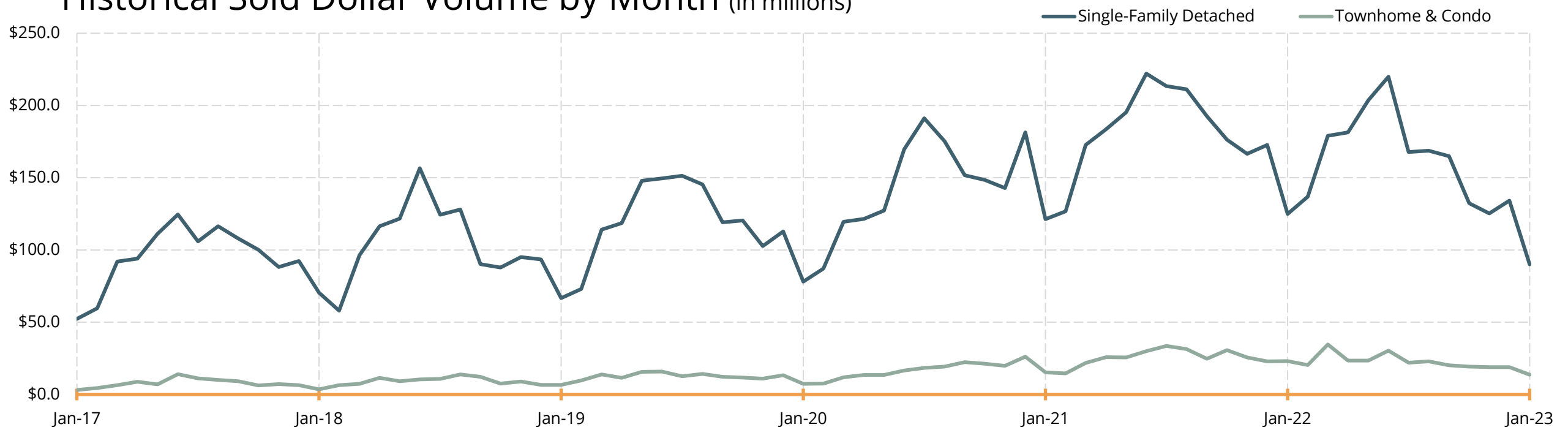


# Sold Dollar Volume (in millions)

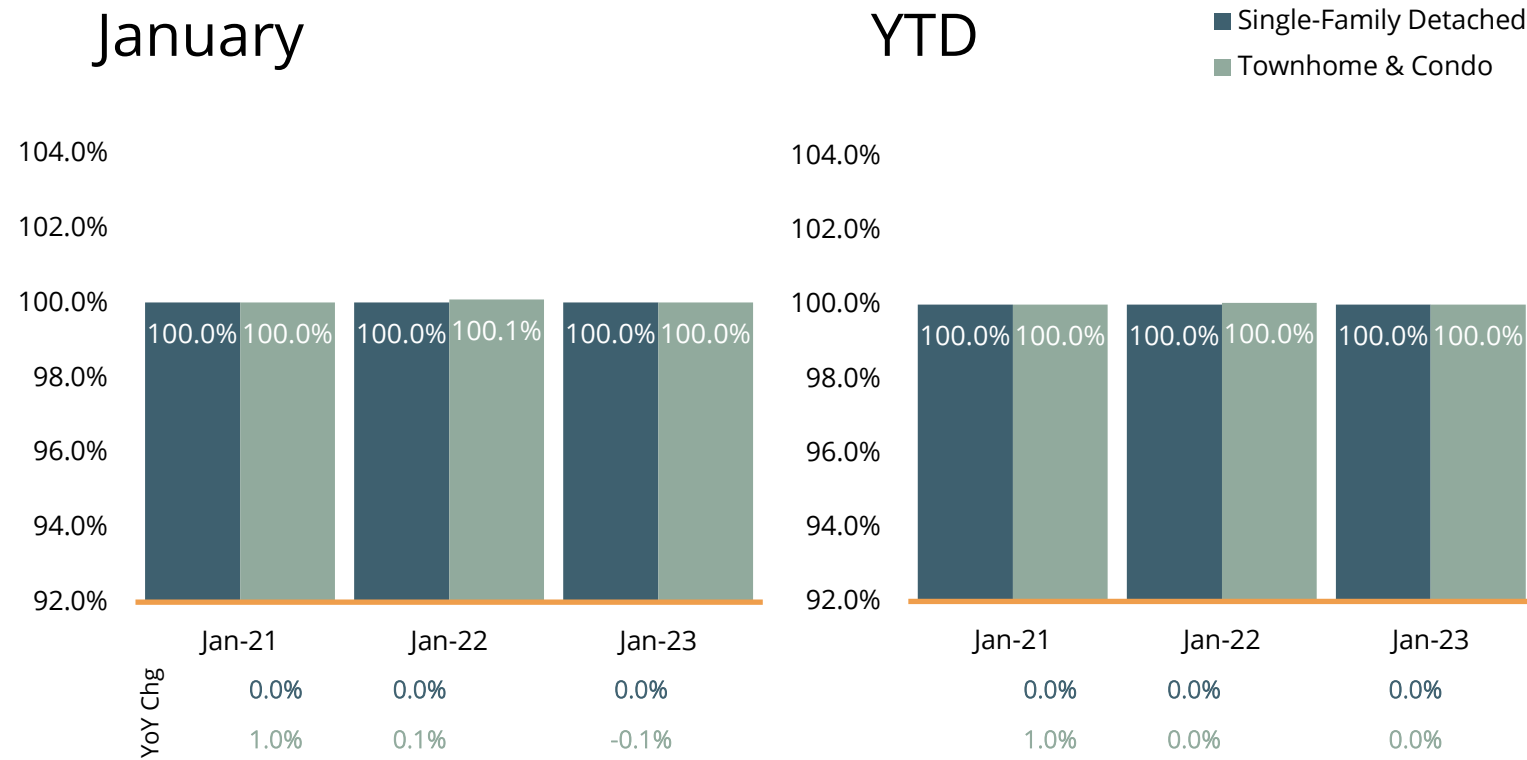


Month	Single-Family Detached		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Feb-22	\$136.9	7.9%	\$20.4	39.2%
Mar-22	\$179.1	3.7%	\$34.6	58.5%
Apr-22	\$181.4	-1.2%	\$23.5	-9.0%
May-22	\$203.7	4.3%	\$23.5	-8.4%
Jun-22	\$219.9	-1.0%	\$30.4	1.5%
Jul-22	\$167.9	-21.3%	\$22.0	-34.6%
Aug-22	\$168.7	-20.1%	\$22.8	-27.3%
Sep-22	\$164.9	-14.4%	\$20.3	-18.3%
Oct-22	\$132.3	-25.0%	\$19.4	-36.8%
Nov-22	\$125.2	-24.8%	\$18.9	-26.2%
Dec-22	\$134.3	-22.2%	\$19.0	-17.2%
Jan-23	\$90.0	-28.0%	\$13.8	-40.3%
12-month Avg	\$158.7	-11.8%	\$22.4	-13.4%

## Historical Sold Dollar Volume by Month (in millions)

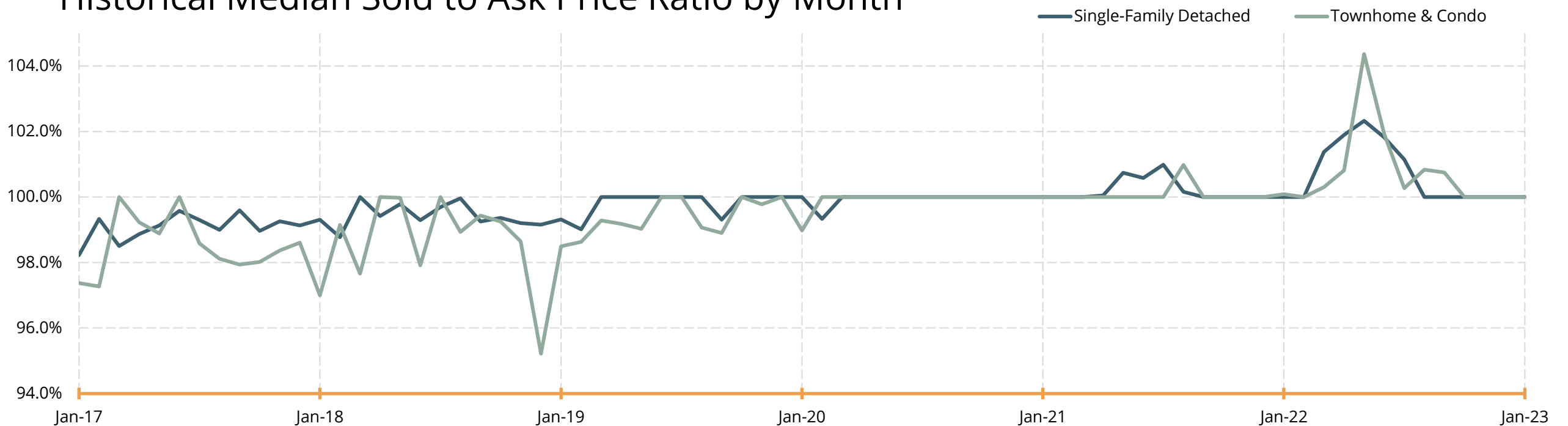


# Median Sold to Ask Price Ratio



Month	Single-Family Detached		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Feb-22	100.0%	0.0%	100.0%	0.0%
Mar-22	101.4%	1.4%	100.3%	0.3%
Apr-22	101.9%	1.8%	100.8%	0.8%
May-22	102.3%	1.6%	104.4%	4.4%
Jun-22	101.8%	1.2%	101.9%	1.9%
Jul-22	101.1%	0.2%	100.3%	0.3%
Aug-22	100.0%	-0.2%	100.8%	-0.1%
Sep-22	100.0%	0.0%	100.7%	0.7%
Oct-22	100.0%	0.0%	100.0%	0.0%
Nov-22	100.0%	0.0%	100.0%	0.0%
Dec-22	100.0%	0.0%	100.0%	0.0%
Jan-23	100.0%	0.0%	100.0%	-0.1%
12-month Avg	100.7%	0.5%	100.8%	0.7%

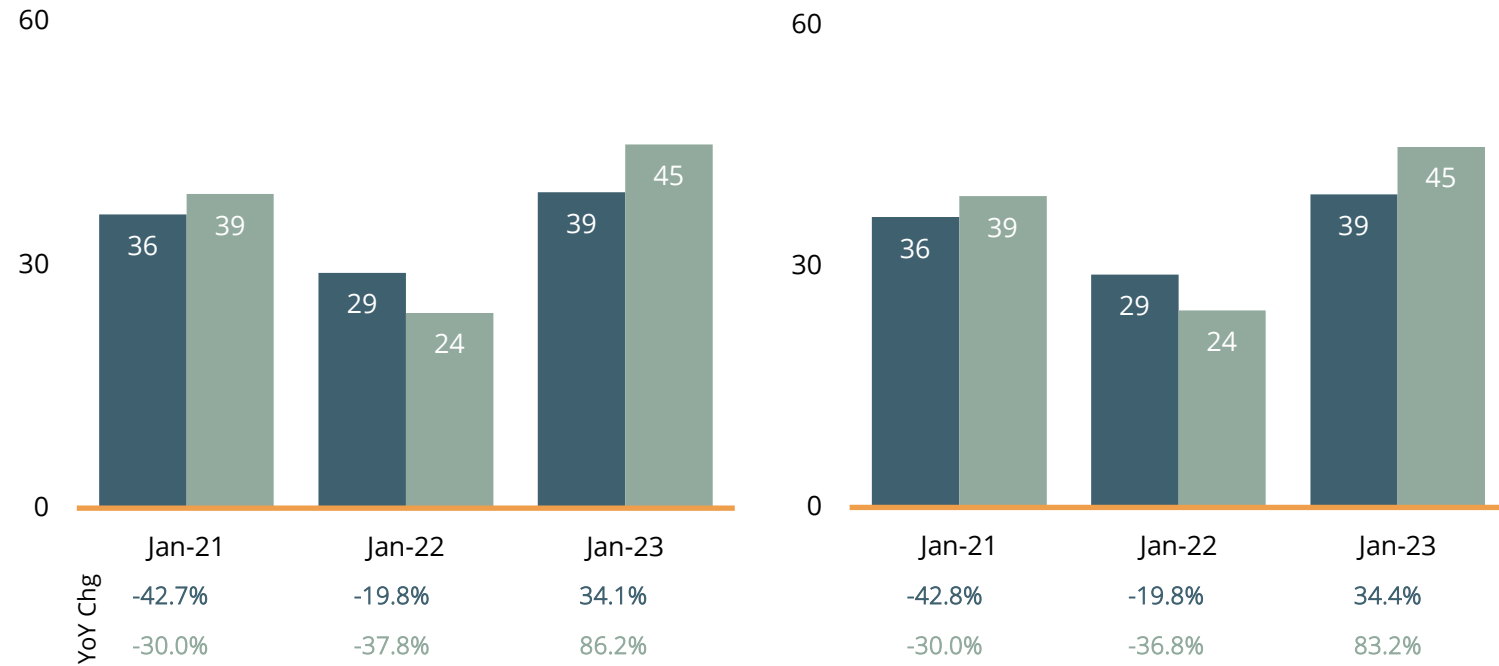
## Historical Median Sold to Ask Price Ratio by Month



# Average Days on Market

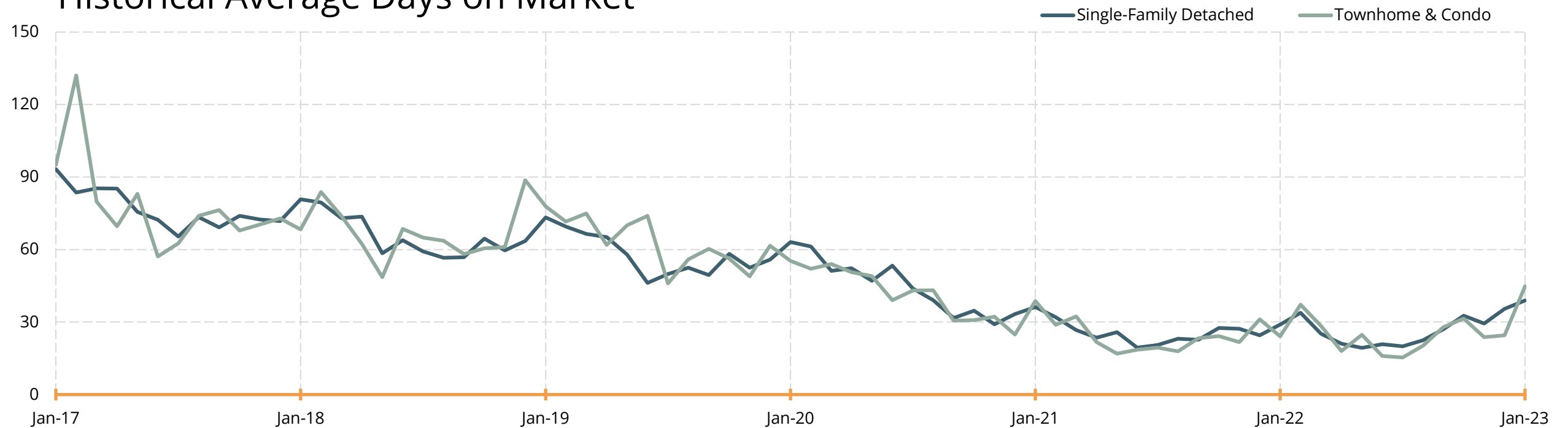
## January

## YTD



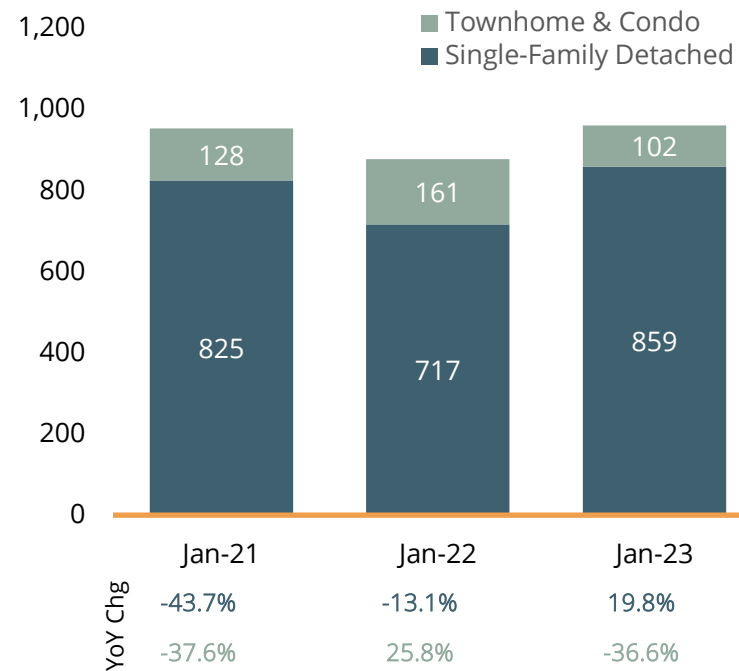
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Feb-22	34	5.6%	37	29.1%
Mar-22	25	-5.9%	28	-12.3%
Apr-22	21	-10.5%	18	-17.0%
May-22	19	-25.1%	25	45.9%
Jun-22	21	6.9%	16	-14.3%
Jul-22	20	-2.4%	15	-21.0%
Aug-22	22	-2.8%	20	12.6%
Sep-22	27	19.1%	28	19.6%
Oct-22	33	18.5%	31	29.8%
Nov-22	29	8.1%	24	9.4%
Dec-22	35	44.6%	25	-21.1%
Jan-23	39	34.1%	45	86.2%
12-month Avg	27	7.9%	26	11.4%

## Historical Average Days on Market



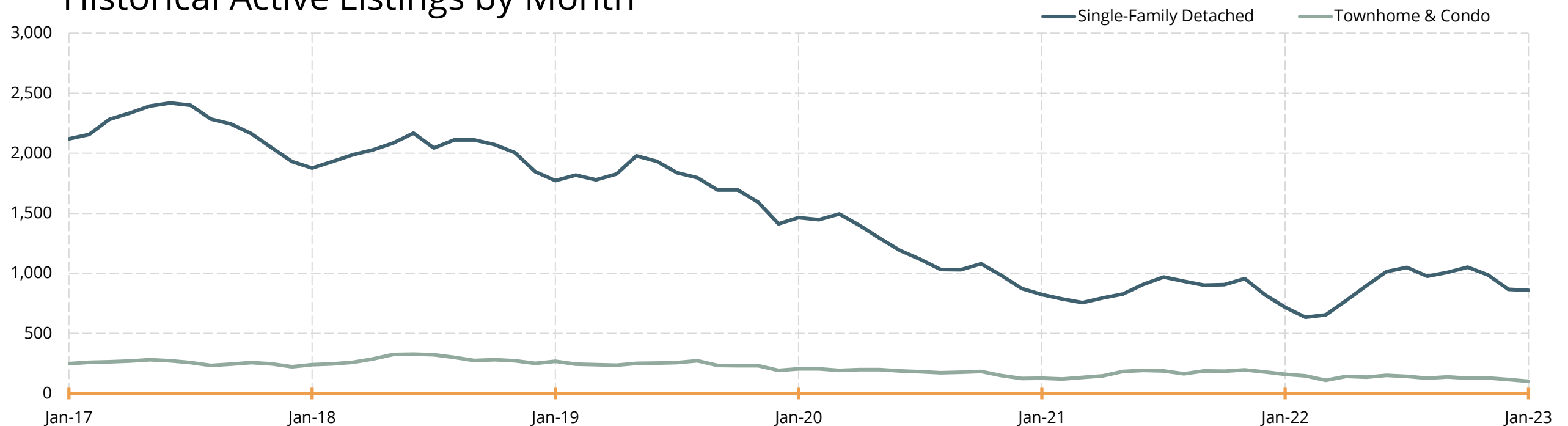
# Active Listings

## January



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Feb-22	635	-19.3%	146	20.7%
Mar-22	655	-13.5%	110	-17.3%
Apr-22	774	-2.9%	143	-3.4%
May-22	897	8.3%	136	-26.1%
Jun-22	1,015	11.7%	152	-20.8%
Jul-22	1,049	8.1%	142	-24.9%
Aug-22	977	4.4%	127	-23.0%
Sep-22	1,009	11.7%	138	-27.0%
Oct-22	1,053	16.1%	127	-31.4%
Nov-22	986	3.1%	129	-34.5%
Dec-22	867	5.3%	116	-35.6%
Jan-23	859	19.8%	102	-36.6%
12-month Avg	898	4.7%	131	-23.3%

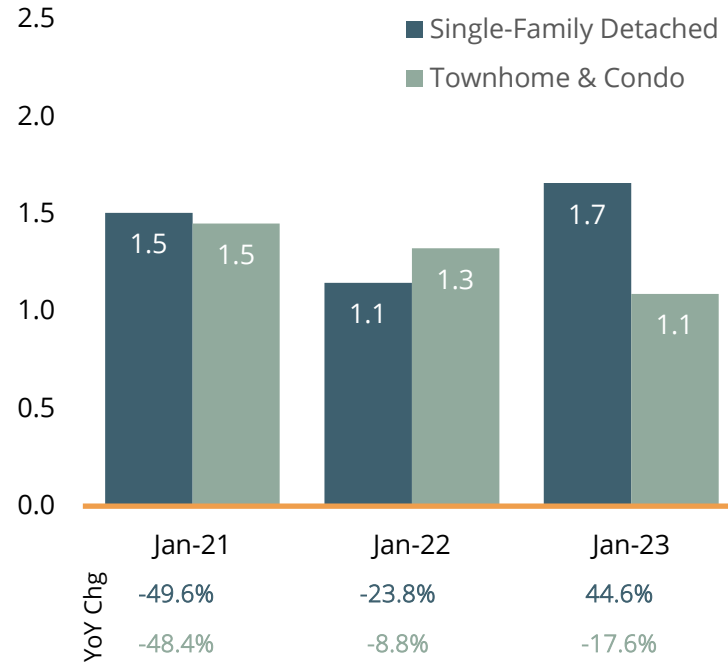
## Historical Active Listings by Month





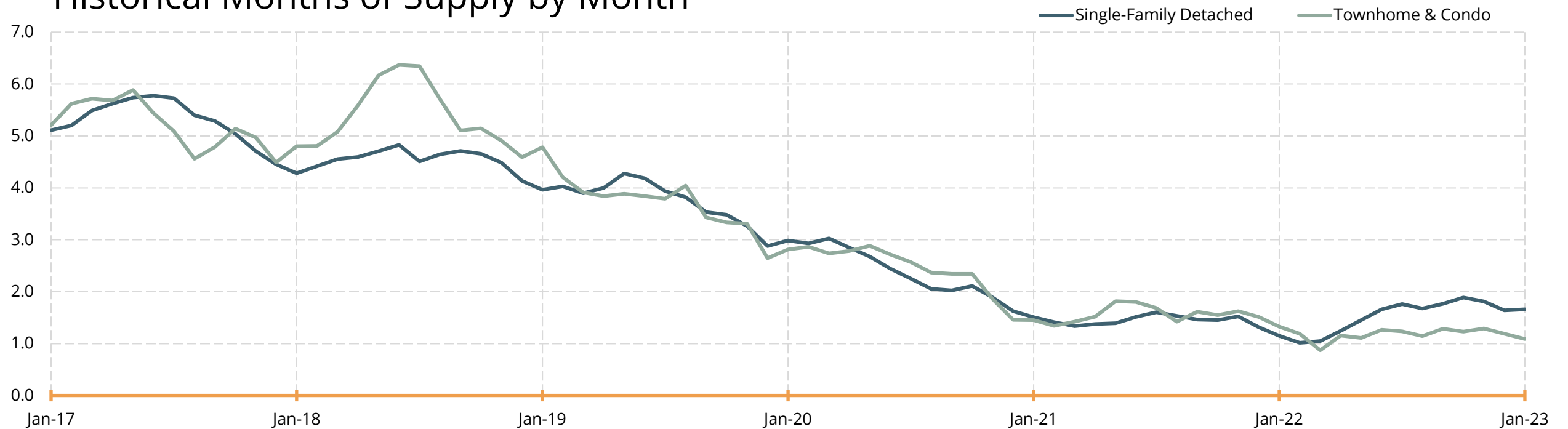
# Months of Supply

## January



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Feb-22	1.0	-28.2%	1.2	-11.1%
Mar-22	1.0	-21.4%	0.9	-38.7%
Apr-22	1.2	-9.2%	1.2	-24.0%
May-22	1.5	4.1%	1.1	-38.9%
Jun-22	1.7	9.7%	1.3	-29.6%
Jul-22	1.8	9.6%	1.2	-26.6%
Aug-22	1.7	9.2%	1.1	-19.4%
Sep-22	1.8	20.8%	1.3	-20.5%
Oct-22	1.9	29.8%	1.2	-20.6%
Nov-22	1.8	19.0%	1.3	-20.4%
Dec-22	1.6	24.3%	1.2	-21.4%
Jan-23	1.7	44.6%	1.1	-17.6%
12-month Avg	1.6	9.1%	1.2	-24.5%

## Historical Months of Supply by Month



# Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg
Hampton	161	<b>172</b>	6.8%	193	<b>129</b>	<b>-33.2%</b>	\$230,000	<b>\$250,000</b>	8.7%	291	<b>325</b>	11.7%	1.2	<b>1.5</b>	30.4%
Isle of Wight County	43	<b>54</b>	25.6%	41	<b>39</b>	<b>-4.9%</b>	\$329,245	<b>\$310,000</b>	<b>-5.8%</b>	132	<b>152</b>	15.2%	1.9	<b>2.7</b>	41.8%
Newport News	158	<b>151</b>	<b>-4.4%</b>	203	<b>149</b>	<b>-26.6%</b>	\$225,000	<b>\$235,000</b>	4.4%	290	<b>312</b>	7.6%	1.0	<b>1.3</b>	29.2%
Poquoson	15	<b>15</b>	0.0%	14	<b>5</b>	<b>-64.3%</b>	\$437,500	<b>\$440,000</b>	0.6%	24	<b>41</b>	70.8%	1.1	<b>2.6</b>	126.3%
York County	54	<b>57</b>	5.6%	100	<b>40</b>	<b>-60.0%</b>	\$331,101	<b>\$415,000</b>	25.3%	141	<b>131</b>	<b>-7.1%</b>	1.1	<b>1.4</b>	27.4%

# Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg
Hampton	161	<b>172</b>	6.8%	193	<b>129</b>	-33.2%	\$230,000	<b>\$250,000</b>	8.7%	291	<b>325</b>	11.7%
Isle of Wight County	43	<b>54</b>	25.6%	41	<b>39</b>	-4.9%	\$329,245	<b>\$310,000</b>	-5.8%	132	<b>152</b>	15.2%
Newport News	158	<b>151</b>	-4.4%	203	<b>149</b>	-26.6%	\$225,000	<b>\$235,000</b>	4.4%	290	<b>312</b>	7.6%
Poquoson	15	<b>15</b>	0.0%	14	<b>5</b>	-64.3%	\$437,500	<b>\$440,000</b>	0.6%	24	<b>41</b>	70.8%
York County	54	<b>57</b>	5.6%	100	<b>40</b>	-60.0%	\$331,101	<b>\$415,000</b>	25.3%	141	<b>131</b>	-7.1%

# Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg
Hampton	134	<b>158</b>	17.9%	175	<b>117</b>	-33.1%	\$234,900	<b>\$265,000</b>	12.8%	249	<b>303</b>	21.7%	1.2	<b>1.6</b>	40.1%
Isle of Wight County	40	<b>49</b>	22.5%	37	<b>29</b>	-21.6%	\$354,999	<b>\$295,000</b>	-16.9%	113	<b>139</b>	23.0%	1.9	<b>3.0</b>	60.3%
Newport News	137	<b>125</b>	-8.8%	163	<b>123</b>	-24.5%	\$245,000	<b>\$250,000</b>	2.0%	243	<b>271</b>	11.5%	1.0	<b>1.4</b>	30.1%
Poquoson	15	<b>15</b>	0.0%	10	<b>5</b>	-50.0%	\$482,500	<b>\$440,000</b>	-8.8%	23	<b>41</b>	78.3%	1.2	<b>2.7</b>	130.0%
York County	40	<b>41</b>	2.5%	63	<b>32</b>	-49.2%	\$350,000	<b>\$422,500</b>	20.7%	89	<b>105</b>	18.0%	0.9	<b>1.5</b>	64.3%

# Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg
Hampton	134	<b>158</b>	17.9%	175	<b>117</b>	-33.1%	\$234,950	<b>\$265,000</b>	12.8%	249	<b>303</b>	21.7%
Isle of Wight County	40	<b>49</b>	22.5%	37	<b>29</b>	-21.6%	\$354,999	<b>\$295,000</b>	-16.9%	113	<b>139</b>	23.0%
Newport News	137	<b>125</b>	-8.8%	163	<b>123</b>	-24.5%	\$245,000	<b>\$250,000</b>	2.0%	243	<b>271</b>	11.5%
Poquoson	15	<b>15</b>	0.0%	10	<b>5</b>	-50.0%	\$482,500	<b>\$440,000</b>	-8.8%	23	<b>41</b>	78.3%
York County	40	<b>41</b>	2.5%	63	<b>32</b>	-49.2%	\$350,000	<b>\$422,500</b>	20.7%	89	<b>105</b>	18.0%

# Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg
Hampton	27	14	-48.1%	18	12	-33.3%	\$180,000	\$198,500	10.3%	42	22	-47.6%	1.4	0.9	-32.1%
Isle of Wight County	3	5	66.7%	4	10	150.0%	\$316,700	\$339,393	7.2%	19	13	-31.6%	2.1	1.3	-38.3%
Newport News	21	26	23.8%	40	26	-35.0%	\$149,750	\$172,750	15.4%	47	41	-12.8%	1.0	1.2	21.9%
Poquoson	0	0	n/a	4	0	-100.0%	\$257,950	\$0	-100.0%	1	0	-100.0%	0.5	0.0	-100.0%
York County	14	16	14.3%	37	8	-78.4%	\$280,985	\$342,745	22.0%	52	26	-50.0%	1.6	1.1	-34.4%

# Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg	Jan-22	Jan-23	% chg
Hampton	27	<b>14</b>	-48.1%	18	<b>12</b>	-33.3%	\$180,000	<b>\$198,500</b>	10.3%	42	<b>22</b>	-47.6%
Isle of Wight County	3	<b>5</b>	66.7%	4	<b>10</b>	150.0%	\$316,700	<b>\$339,393</b>	7.2%	19	<b>13</b>	-31.6%
Newport News	21	<b>26</b>	23.8%	40	<b>26</b>	-35.0%	\$149,500	<b>\$172,750</b>	15.6%	47	<b>41</b>	-12.8%
Poquoson	0	<b>0</b>	n/a	4	<b>0</b>	-100.0%	\$257,950	<b>\$0</b>	-100.0%	1	<b>0</b>	-100.0%
York County	14	<b>16</b>	14.3%	37	<b>8</b>	-78.4%	\$280,985	<b>\$342,745</b>	22.0%	52	<b>26</b>	-50.0%



The Virginia REALTORS® association is the largest professional trade association in Virginia, representing 35,000 REALTORS® engaged in the residential and commercial real estate business. The Virginia REALTORS® association serves as the advocate for homeownership and private property rights and represents the interests of real estate professionals and property owners in the Commonwealth of Virginia.

NOTE: The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict code of ethics.

All inquiries regarding this report may be directed to:  
Robin Spensieri  
Virginia REALTORS® Vice President of Communications and Media Relations  
[rspensieri@virginiarealtors.org](mailto:rspensieri@virginiarealtors.org)  
804-622-7954

Data and analysis provided by Virginia REALTORS® Chief Economist, Ryan Price

The numbers reported here are preliminary and based on current entries into multiple listing services. Over time, data may be adjusted slightly to reflect increased reporting. Information is sourced from multiple listing services across Virginia and is deemed reliable, but not guaranteed.