

JULY  
**2023**

# VIRGINIA PENINSULA

## MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY  
**VIRGINIA REALTORS®**



# Virginia Peninsula Market Indicators Report

## Key Market Trends: July 2023

- Sales activity continues to slow down in most areas of the VPAR market.** There were 534 sales throughout the region in July, 81 fewer than a year ago, reflecting a 13.2% decline. In York County, there were 114 closed sales in July, a 7.5% rise compared to last year, which is eight more sales. This is the second consecutive month that home sales have increased in the county. There were 205 homes sold in Newport News in July, 34 fewer than the previous year, a 14.2% decline. At 17, there were two more home sales in Poquoson than last July, marking a 13.3% rise.
- Pending sales up in the region from last year.** Throughout the VPAR region there were 348 pending sales in July, 36 more than last year, which is an 11.5% increase. Pending sales activity fell by 12.1% in Hampton from last July, which is 12 fewer pending sales. Contract activity rose sharply in York County (+38.2%) and Poquoson (+50%) compared to last July. In Newport News, there were 143 pending sales in July, 18 more than the previous year, a 14.4% increase.
- Home prices continue to rise in the VPAR footprint.** In July, the median sales price in the VPAR area was \$305,000. This is \$20,000 higher than a year ago, marking a 7% rise. At \$426,250, the median sales price in York County continues to climb, rising by 6.6% compared to last year (+\$26,255). In Newport News, the median sales price was \$288,500 in July, which is \$33,500 higher than a year ago, reflecting a 13.1% price jump. The median sales price fell in Isle of Wight County (-\$46,000) and Poquoson (-\$91,415) compared to last July. This is the sharpest decline in prices in over a year in both areas.
- Inventory levels are down in the VPAR region as fewer active listings are on the market.** There were 964 active listings at the end of July in the VPAR area, 227 fewer than this time last year, a 19.1% decline. In Poquoson, there were 76 active listings at the end of July, 27 more than last year, reflecting a 55.1% increase. There were 257 active listings in Hampton at the end of July, 131 fewer than last year, a 33.8% decline.

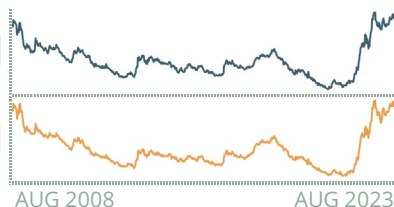


### Virginia Peninsula Market Dashboard

YoY Chg	Jul-23	Indicator
▼ -13.2%	534	Sales
▲ 11.5%	348	Pending Sales
▼ -10.7%	541	New Listings
▲ 7.5%	\$299,950	Median List Price
▲ 7.0%	\$305,000	Median Sales Price
▲ 3.8%	\$179	Median Price Per Square Foot
▼ -7.2%	\$176.1	Sold Dollar Volume (in millions)
▼ -0.9%	100.0%	Median Sold/Ask Price Ratio
▲ 8.3%	21	Average Days on Market
▼ -19.1%	964	Active Listings
▲ 7.3%	1.8	Months of Supply

### INTEREST RATE TRACKER

30-YR Fixed  
15-YR Fixed



August 17, 2023

7.09 %

6.46 %

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**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.**

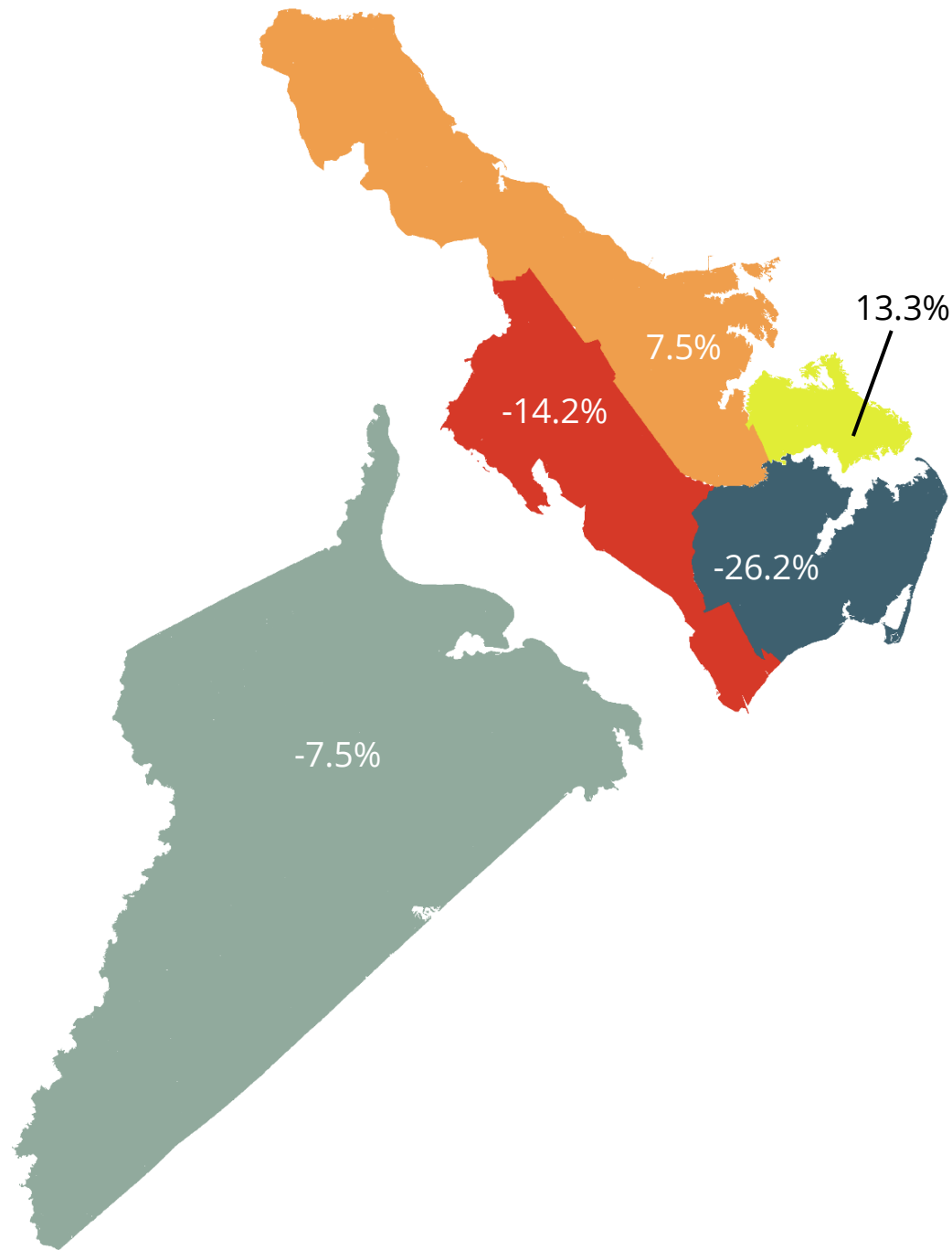
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

**Are You Ready to Buy or Sell Real Estate?**

Contact an experienced REALTOR®.



# Market Activity - Virginia Peninsula Footprint



<i>Jurisdiction</i>	Total Sales		
	Jul-22	Jul-23	% Chg
Hampton	202	149	-26.2%
Isle of Wight County	53	49	-7.5%
Newport News	239	205	-14.2%
Poquoson	15	17	13.3%
York County	106	114	7.5%
<b>Virginia Peninsula</b>	<b>615</b>	<b>534</b>	<b>-13.2%</b>

# Total Market Overview



Key Metrics	2-year Trends			Jul-22	Jul-23	YoY Chg	2022 YTD	2023 YTD	YoY Chg
	Jul-21		Jul-23						
Sales				615	<b>534</b>	-13.2%	4,675	<b>3,619</b>	-22.6%
Pending Sales				312	<b>348</b>	11.5%	2,637	<b>2,278</b>	-13.6%
New Listings				606	<b>541</b>	-10.7%	4,263	<b>3,665</b>	-14.0%
Median List Price				\$278,900	<b>\$299,950</b>	7.5%	\$265,000	<b>\$288,450</b>	8.8%
Median Sales Price				\$285,000	<b>\$305,000</b>	7.0%	\$273,500	<b>\$289,900</b>	6.0%
Median Price Per Square Foot				\$173	<b>\$179</b>	3.8%	\$171	<b>\$180</b>	5.1%
Sold Dollar Volume (in millions)				\$189.9	<b>\$176.1</b>	-7.2%	\$1,391.1	<b>\$1,137.7</b>	-18.2%
Median Sold/Ask Price Ratio				100.9%	<b>100.0%</b>	-0.9%	101.2%	<b>100.0%</b>	-1.2%
Average Days on Market				19	<b>21</b>	8.3%	24	<b>29</b>	20.9%
Active Listings				1,191	<b>964</b>	-19.1%	n/a	<b>n/a</b>	n/a
Months of Supply				1.7	<b>1.8</b>	7.3%	n/a	<b>n/a</b>	n/a

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

# Single-Family Detached Market Overview



Key Metrics	2-year Trends			Jul-22	Jul-23	YoY Chg	2022 YTD	2023 YTD	YoY Chg
	Jul-21		Jul-23						
Sales				521	<b>450</b>	-13.6%	3,926	<b>3,099</b>	-21.1%
Pending Sales				269	<b>294</b>	9.3%	2,253	<b>1,928</b>	-14.4%
New Listings				540	<b>458</b>	-15.2%	3,718	<b>3,129</b>	-15.8%
Median List Price				\$289,900	<b>\$310,000</b>	6.9%	\$272,000	<b>\$294,900</b>	8.4%
Median Sales Price				\$295,000	<b>\$316,000</b>	7.1%	\$277,000	<b>\$295,000</b>	6.5%
Median Price Per Square Foot				\$177	<b>\$183</b>	3.4%	\$174	<b>\$182</b>	4.8%
Sold Dollar Volume (in millions)				\$167.9	<b>\$153.6</b>	-8.5%	\$1,213.7	<b>\$1,003.7</b>	-17.3%
Median Sold/Ask Price Ratio				101.1%	<b>100.0%</b>	-1.1%	101.3%	<b>100.0%</b>	-1.2%
Average Days on Market				20	<b>21</b>	5.4%	24	<b>29</b>	21.8%
Active Listings				1,049	<b>816</b>	-22.2%	n/a	<b>n/a</b>	n/a
Months of Supply				1.8	<b>1.8</b>	1.2%	n/a	<b>n/a</b>	n/a

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

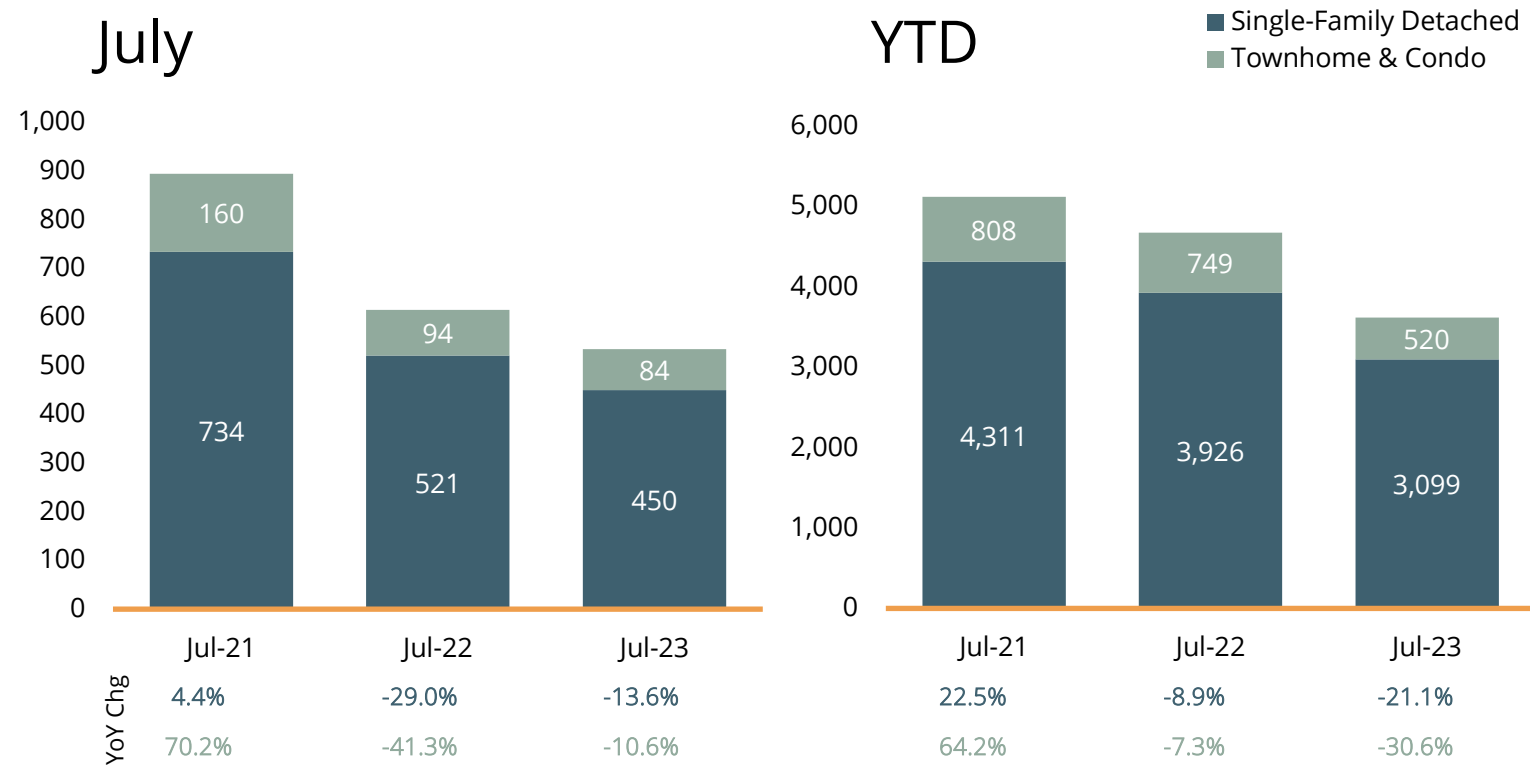
# Townhome & Condo Market Overview



Key Metrics	2-year Trends		Jul-22	Jul-23	YoY Chg	2022 YTD	2023 YTD	YoY Chg
	Jul-21	Jul-23						
Sales			94	<b>84</b>	-10.6%	749	<b>520</b>	-30.6%
Pending Sales			43	<b>54</b>	25.6%	384	<b>350</b>	-8.9%
New Listings			66	<b>83</b>	25.8%	545	<b>536</b>	-1.7%
Median List Price			\$219,500	<b>\$269,950</b>	23.0%	\$230,000	<b>\$250,000</b>	8.7%
Median Sales Price			\$224,950	<b>\$271,500</b>	20.7%	\$237,750	<b>\$254,990</b>	7.3%
Median Price Per Square Foot			\$150	<b>\$147</b>	-1.9%	\$148	<b>\$169</b>	13.8%
Sold Dollar Volume (in millions)			\$22.0	<b>\$22.5</b>	2.5%	\$177.4	<b>\$133.9</b>	-24.5%
Median Sold/Ask Price Ratio			100.3%	<b>100.4%</b>	0.2%	101.0%	<b>100.0%</b>	-1.0%
Average Days on Market			15	<b>20</b>	29.5%	24	<b>27</b>	15.0%
Active Listings			142	<b>148</b>	4.2%	n/a	<b>n/a</b>	n/a
Months of Supply			1.2	<b>1.9</b>	53.7%	n/a	<b>n/a</b>	n/a

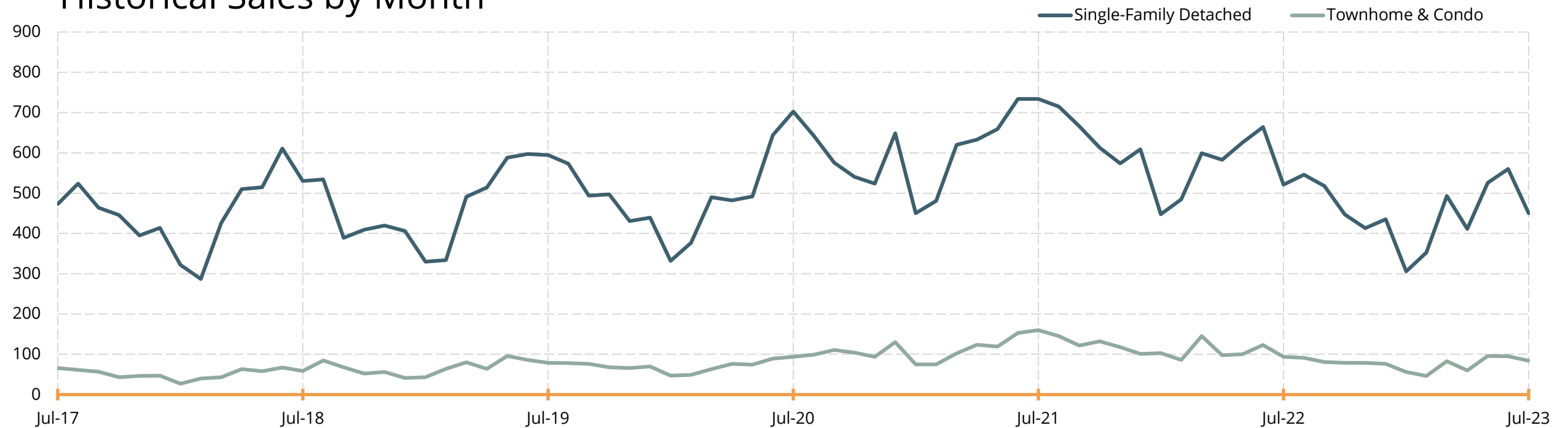
Sources: Virginia REALTORS®, data accessed Aug 15, 2023

# Sales



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Feb-23	353	-27.2%	46	-46.5%
Mar-23	493	-17.7%	83	-42.8%
Apr-23	411	-29.5%	60	-38.8%
May-23	526	-16.0%	96	-4.0%
Jun-23	560	-15.7%	95	-22.8%
Jul-23	450	-13.6%	84	-10.6%
12-month Avg	455	-23.2%	77	-32.3%

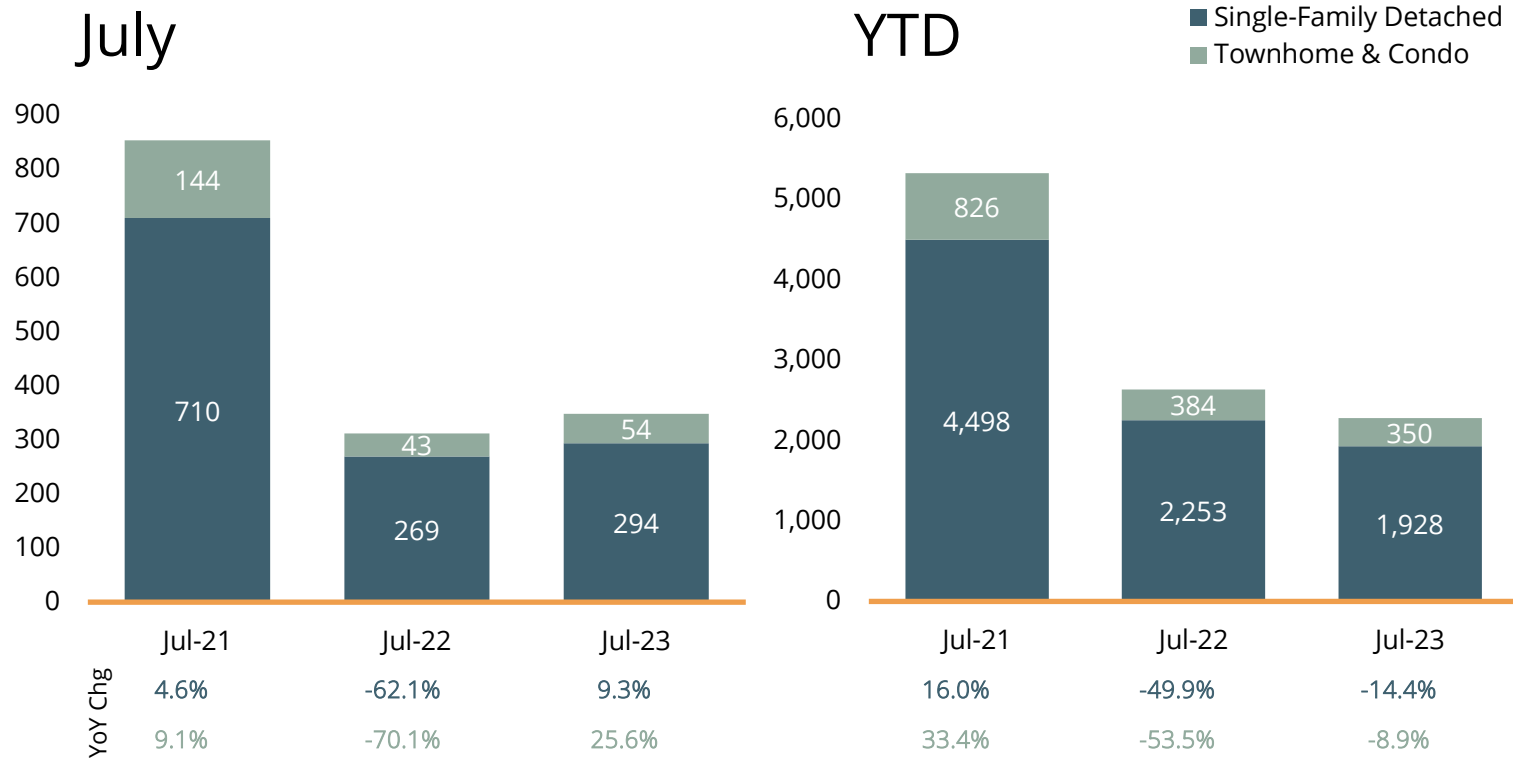
## Historical Sales by Month



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

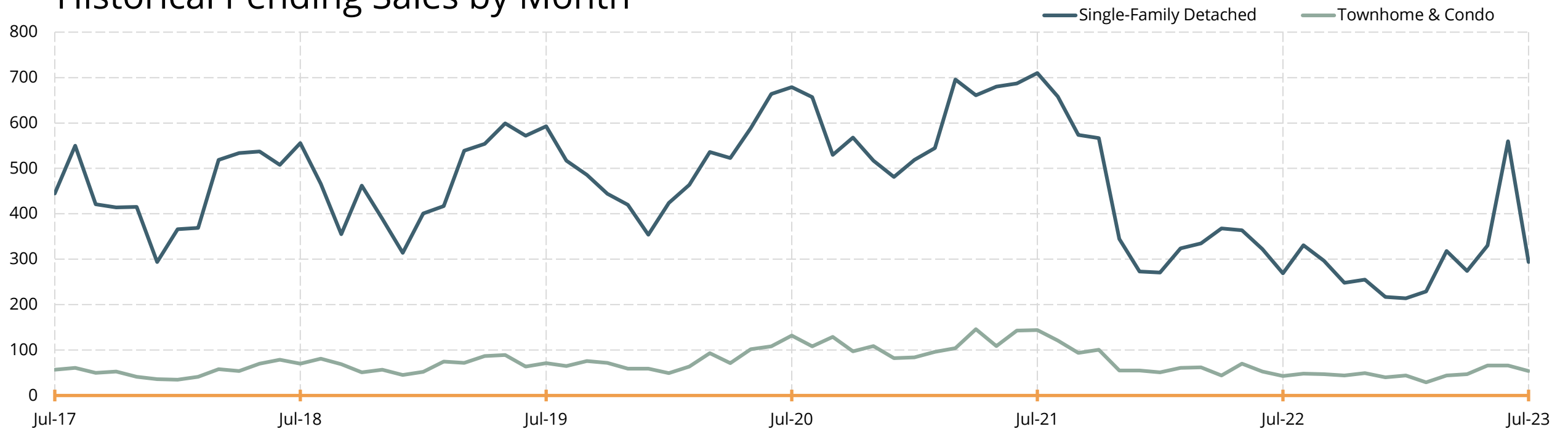


# Pending Sales



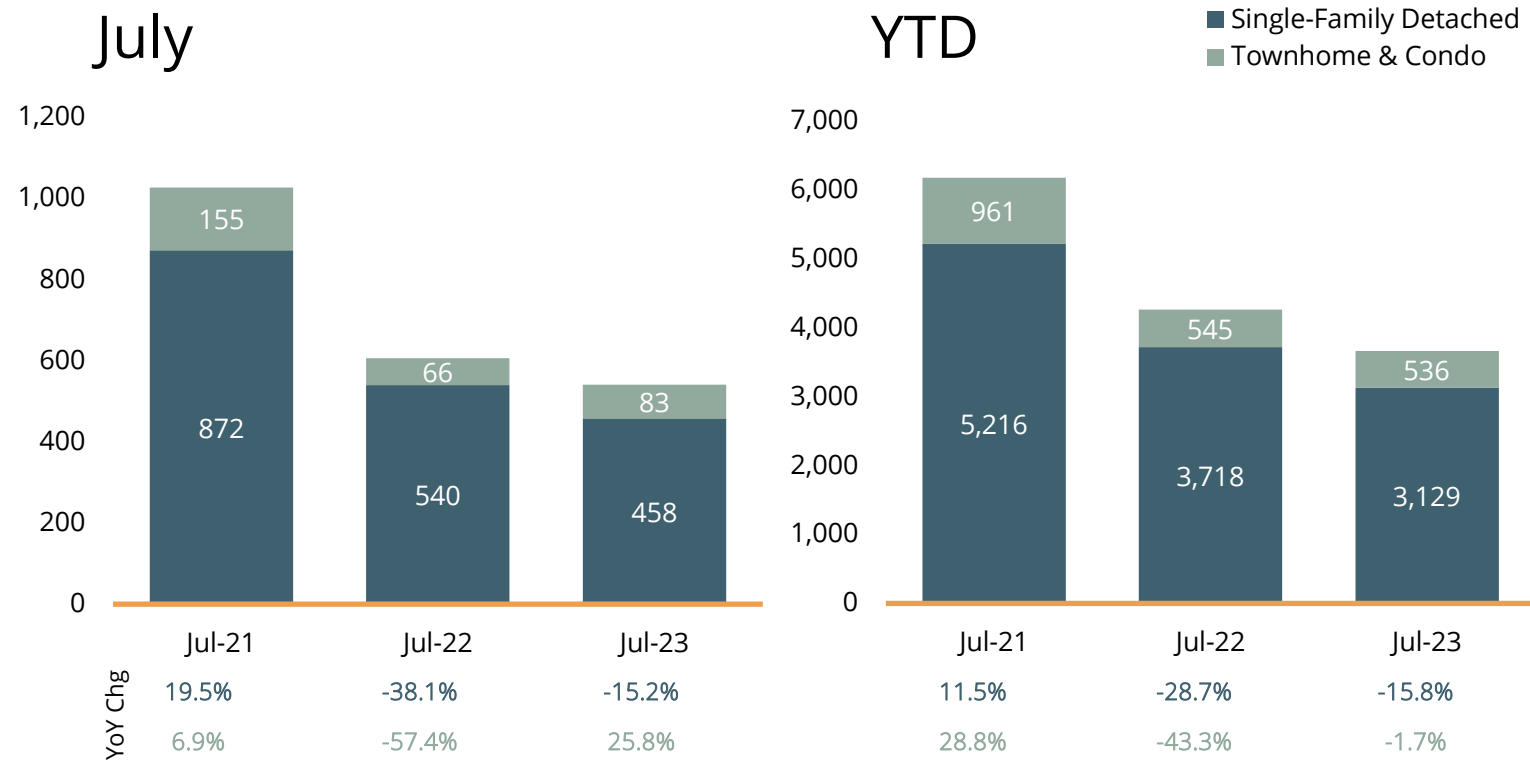
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-22	331	-49.7%	48	-60.3%
Sep-22	297	-48.3%	47	-50.0%
Oct-22	248	-56.3%	44	-56.4%
Nov-22	255	-26.1%	49	-10.9%
Dec-22	217	-20.5%	40	-27.3%
Jan-23	214	-21.0%	44	-13.7%
Feb-23	229	-29.3%	29	-52.5%
Mar-23	318	-5.1%	44	-29.0%
Apr-23	274	-25.5%	47	6.8%
May-23	330	-9.3%	66	-5.7%
Jun-23	560	73.9%	66	24.5%
Jul-23	294	9.3%	54	25.6%
12-month Avg	297	-23.6%	48	-28.6%

## Historical Pending Sales by Month



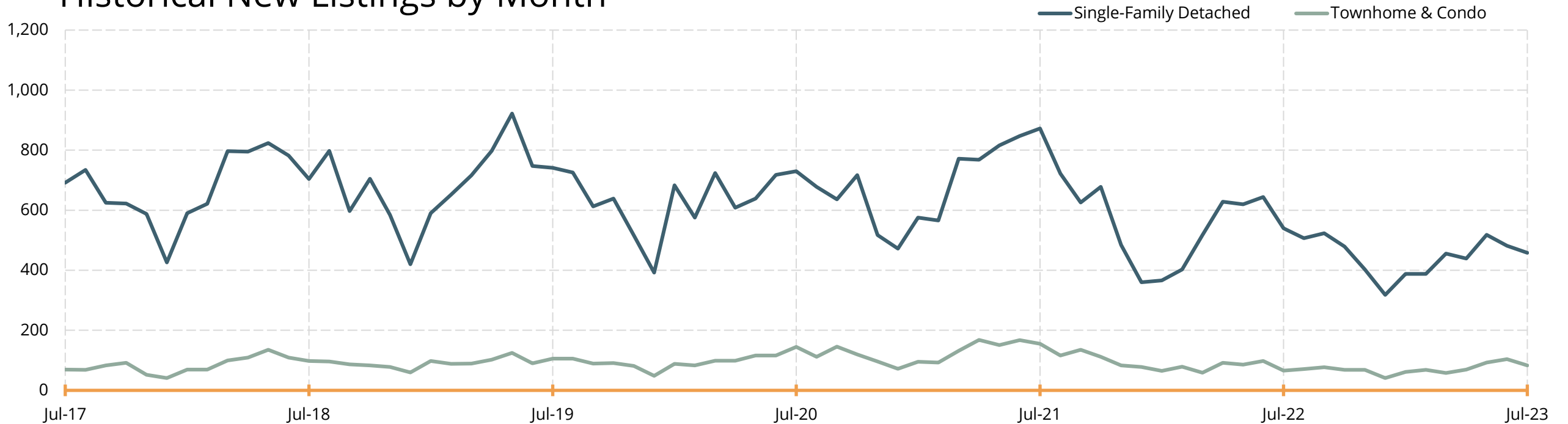
Sources: Virginia REALTORS®, data accessed Aug 15, 2023

# New Listings



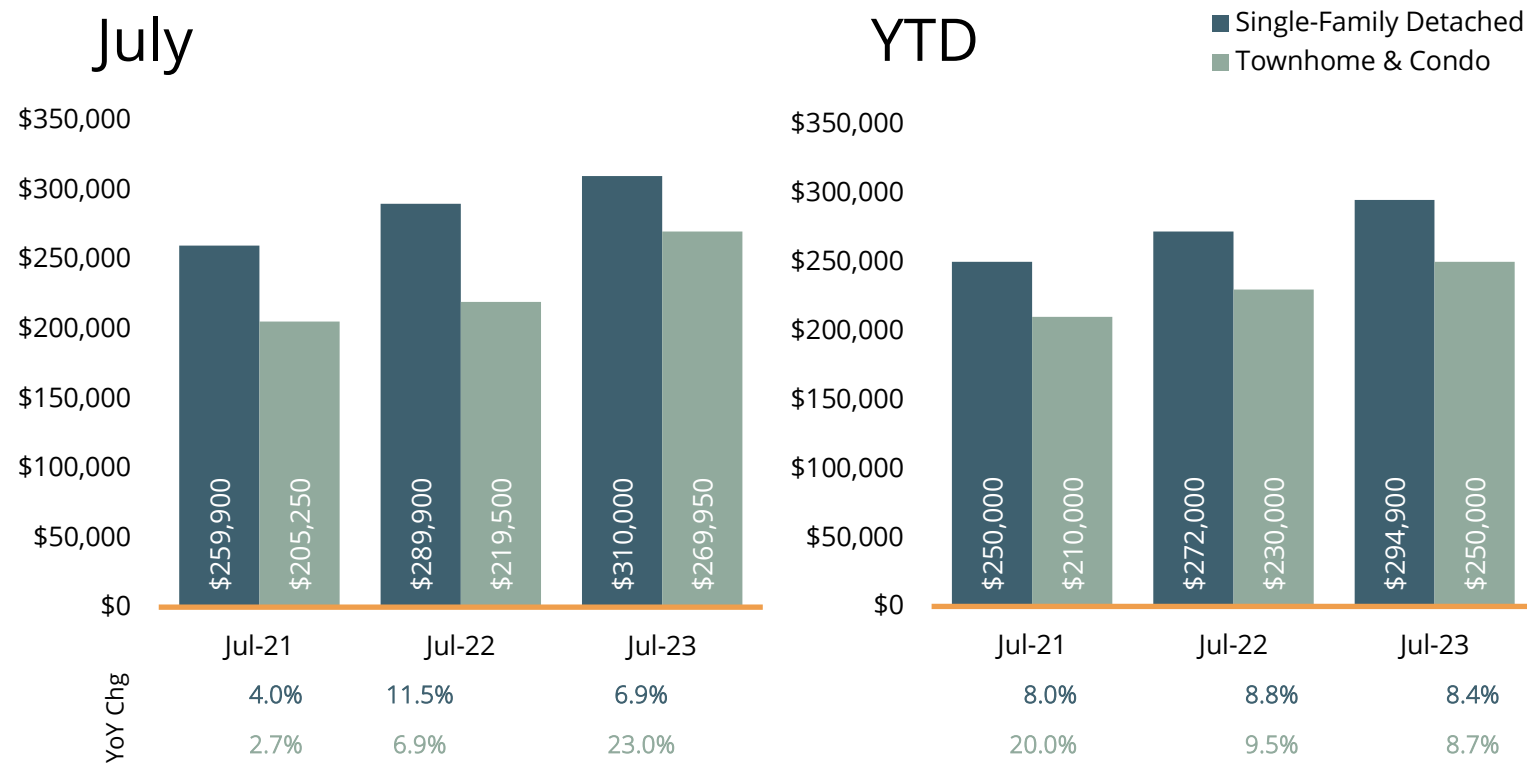
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-22	507	-29.8%	71	-38.8%
Sep-22	523	-16.5%	77	-43.0%
Oct-22	479	-29.4%	68	-39.3%
Nov-22	403	-16.7%	68	-18.1%
Dec-22	318	-11.7%	41	-47.4%
Jan-23	388	6.0%	61	-6.2%
Feb-23	388	-3.7%	68	-13.9%
Mar-23	456	-11.8%	58	-1.7%
Apr-23	439	-30.1%	69	-25.0%
May-23	518	-16.5%	93	8.1%
Jun-23	482	-25.2%	104	6.1%
Jul-23	458	-15.2%	83	25.8%
12-month Avg	447	-18.7%	72	-19.5%

## Historical New Listings by Month



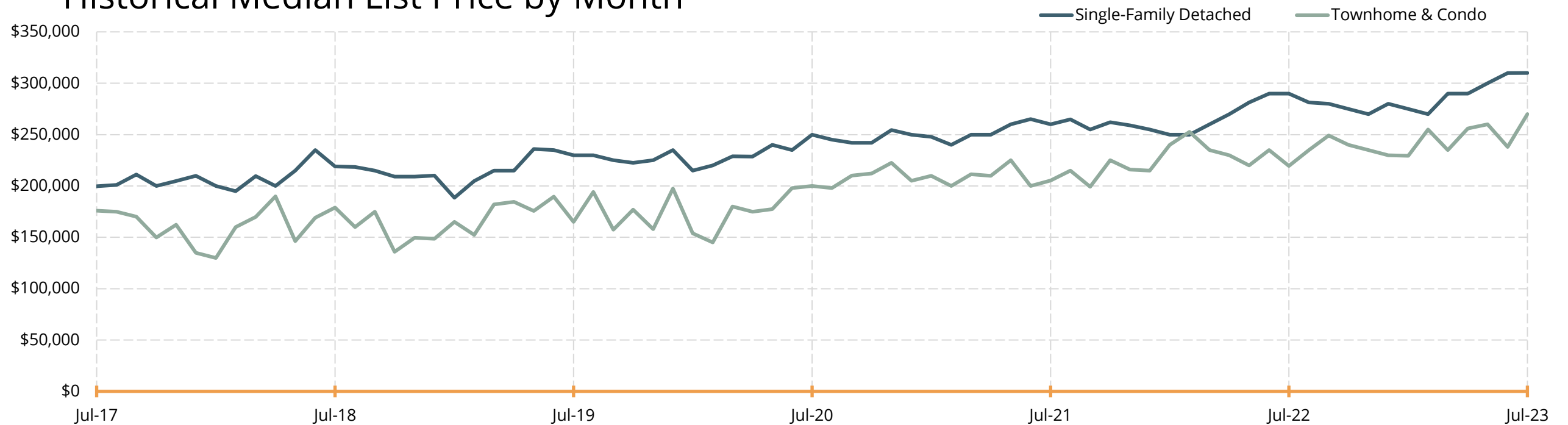
Sources: Virginia REALTORS®, data accessed Aug 15, 2023

# Median List Price



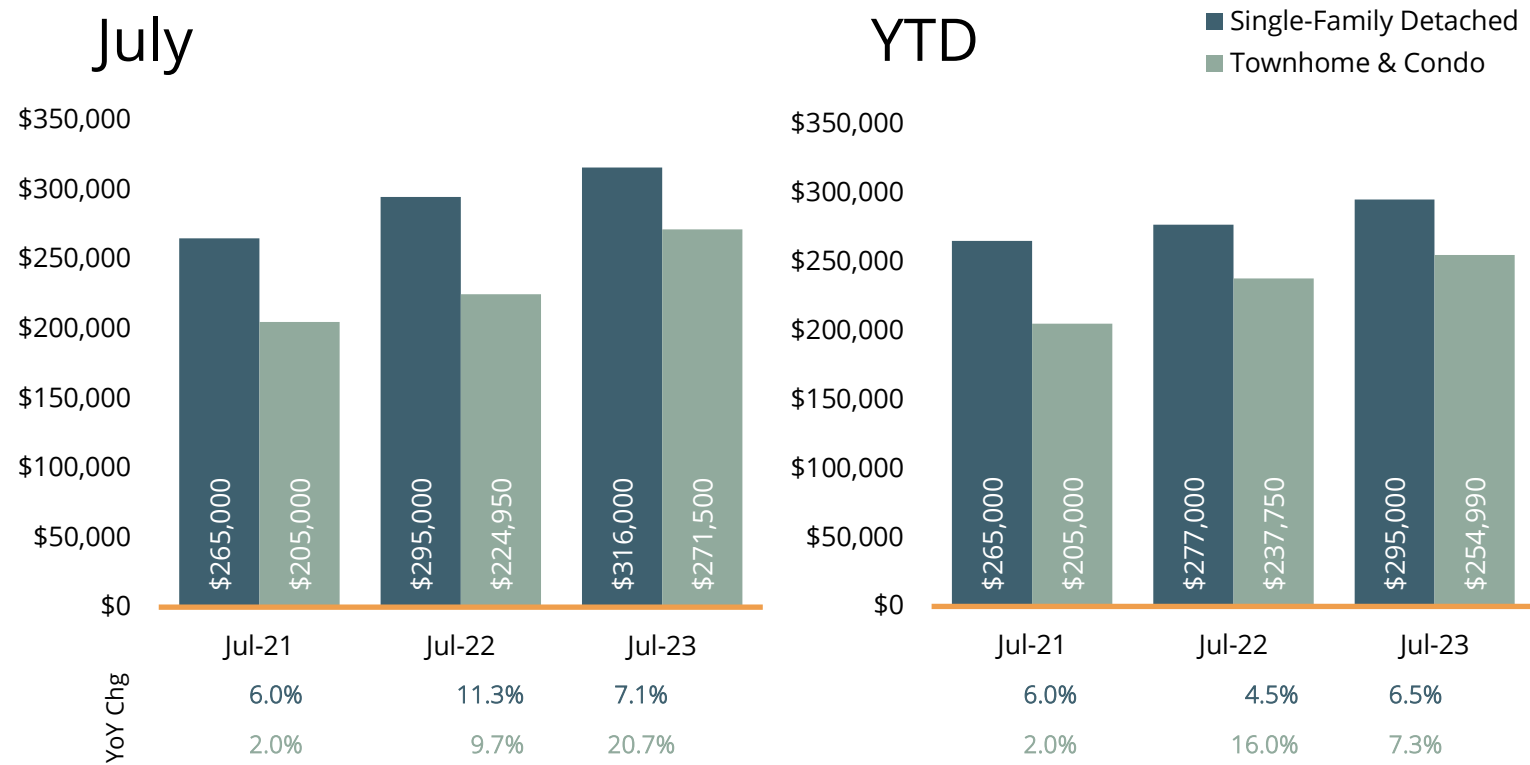
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-22	\$281,250	6.2%	\$235,000	9.3%
Sep-22	\$280,000	9.8%	\$249,000	25.0%
Oct-22	\$275,000	5.0%	\$239,900	6.6%
Nov-22	\$270,000	4.3%	\$235,000	8.8%
Dec-22	\$279,900	9.8%	\$230,000	7.0%
Jan-23	\$275,000	10.0%	\$229,450	-4.4%
Feb-23	\$270,000	8.0%	\$255,000	0.9%
Mar-23	\$290,000	11.5%	\$235,000	0.0%
Apr-23	\$289,900	7.4%	\$256,000	11.3%
May-23	\$299,950	6.6%	\$260,000	18.2%
Jun-23	\$310,000	6.9%	\$238,000	1.3%
Jul-23	\$310,000	6.9%	\$269,950	23.0%
12-month Avg	\$285,917	7.7%	\$244,358	8.5%

## Historical Median List Price by Month



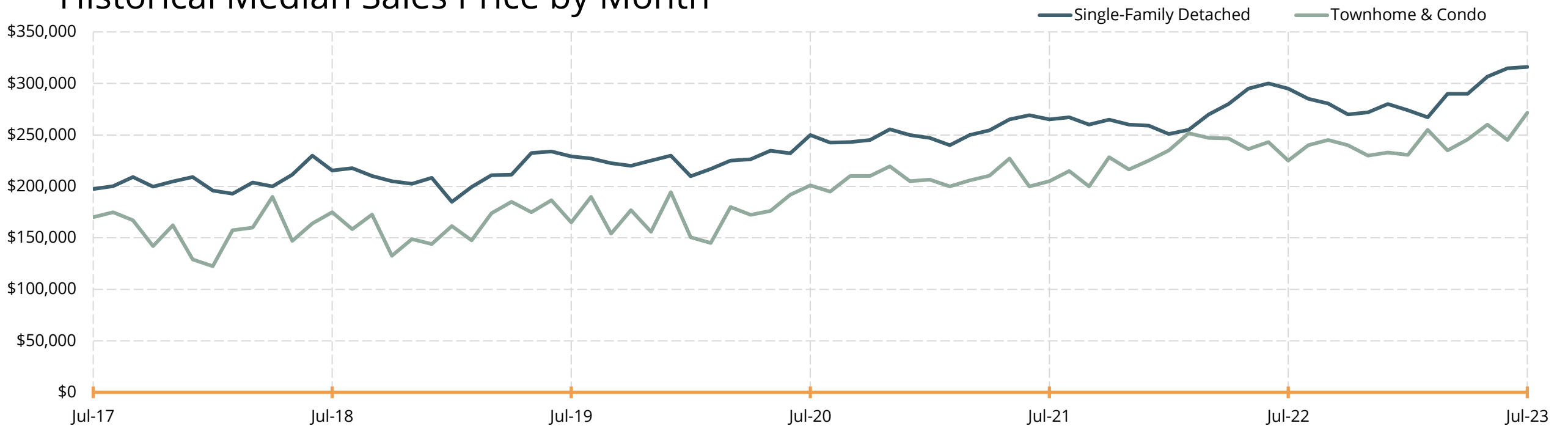
Sources: Virginia REALTORS®, data accessed Aug 15, 2023

# Median Sales Price



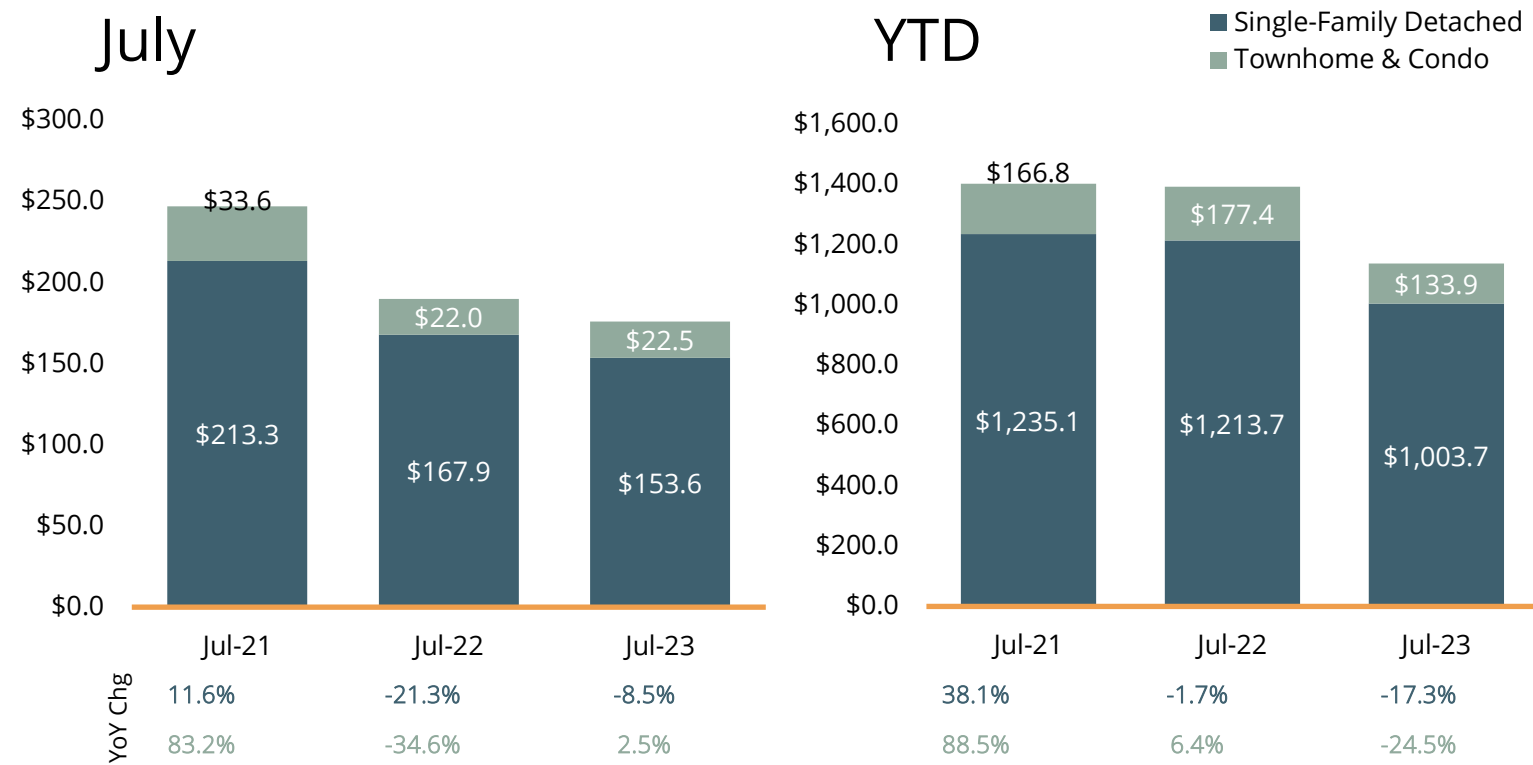
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-22	\$285,000	6.7%	\$240,000	11.6%
Sep-22	\$280,500	7.9%	\$245,000	22.5%
Oct-22	\$270,000	1.9%	\$240,000	5.1%
Nov-22	\$272,000	4.6%	\$230,000	6.2%
Dec-22	\$279,900	8.1%	\$233,000	3.6%
Jan-23	\$274,022	9.2%	\$230,750	-1.8%
Feb-23	\$267,000	4.7%	\$255,000	1.3%
Mar-23	\$290,000	7.4%	\$235,000	-4.9%
Apr-23	\$290,000	3.6%	\$245,500	-0.4%
May-23	\$306,500	3.9%	\$260,000	10.1%
Jun-23	\$314,595	4.9%	\$245,000	0.8%
Jul-23	\$316,000	7.1%	\$271,500	20.7%
12-month Avg	\$287,126	5.8%	\$244,229	5.8%

## Historical Median Sales Price by Month



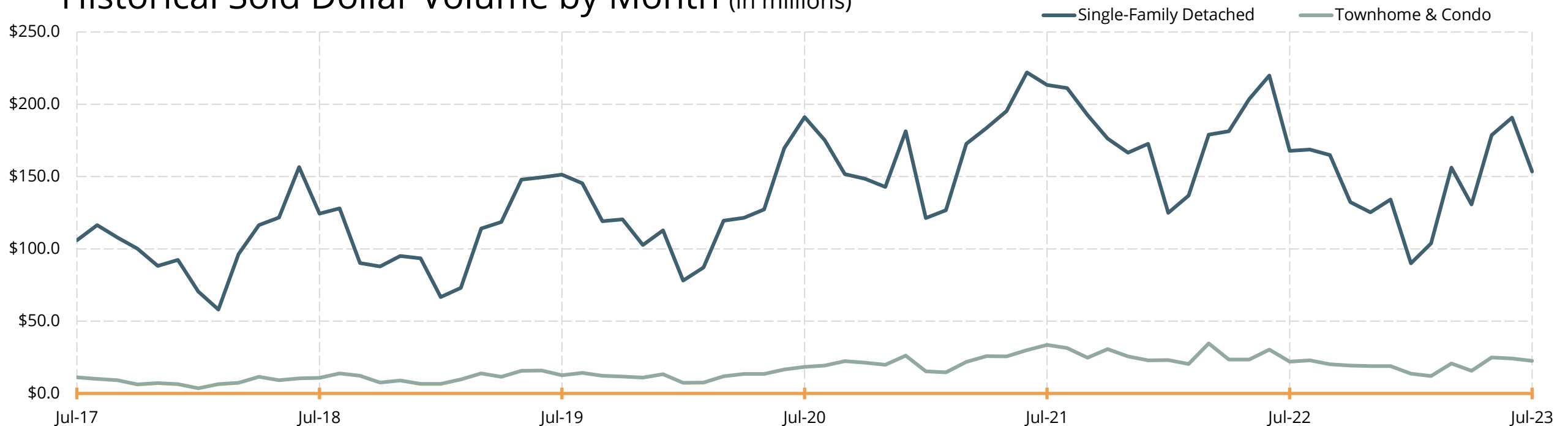
Sources: Virginia REALTORS®, data accessed Aug 15, 2023

# Sold Dollar Volume (in millions)



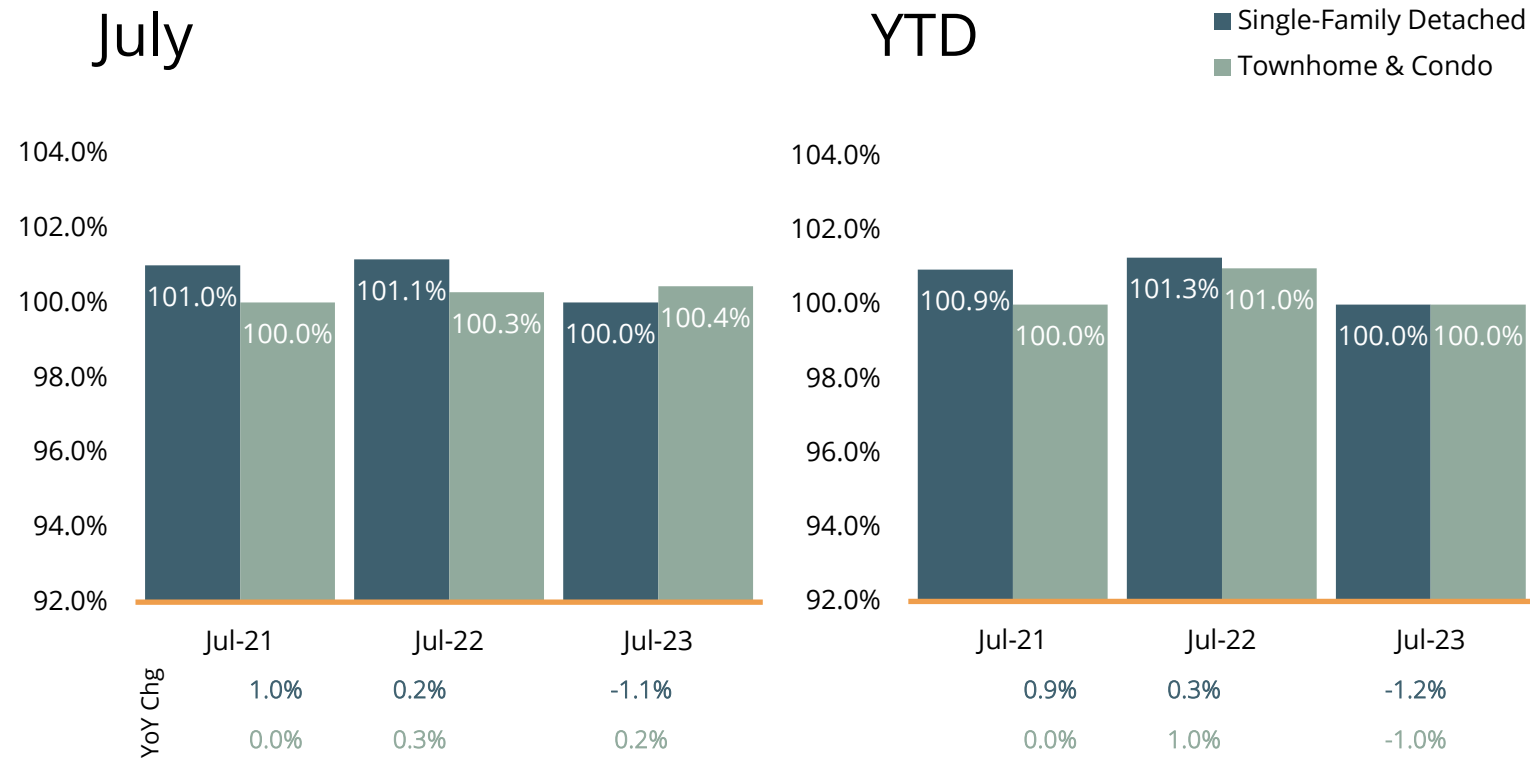
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-22	\$168.7	-20.1%	\$22.8	-27.3%
Sep-22	\$164.9	-14.4%	\$20.3	-18.3%
Oct-22	\$132.3	-25.0%	\$19.4	-36.8%
Nov-22	\$125.2	-24.8%	\$18.9	-26.2%
Dec-22	\$134.3	-22.2%	\$19.0	-17.2%
Jan-23	\$90.0	-28.0%	\$13.8	-40.3%
Feb-23	\$103.7	-24.2%	\$12.1	-40.6%
Mar-23	\$156.3	-12.7%	\$20.8	-39.9%
Apr-23	\$130.7	-28.0%	\$15.6	-33.5%
May-23	\$178.6	-12.3%	\$24.9	5.9%
Jun-23	\$190.8	-13.2%	\$24.2	-20.2%
Jul-23	\$153.6	-8.5%	\$22.5	2.5%
12-month Avg	\$144.1	-18.9%	\$19.5	-25.1%

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



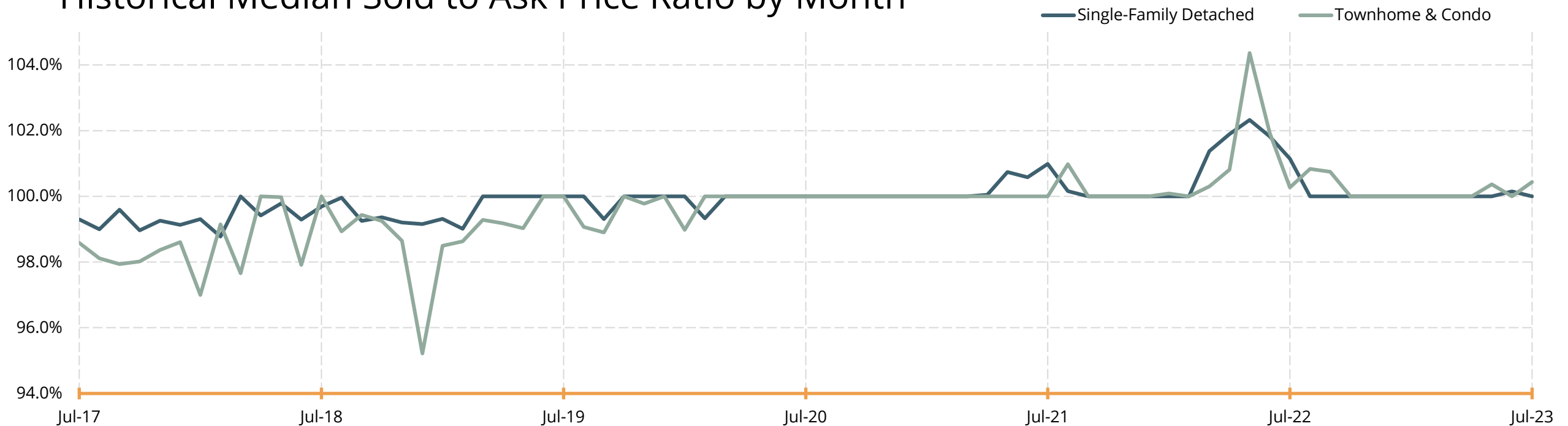
Sources: Virginia REALTORS®, data accessed Aug 15, 2023

# Median Sold to Ask Price Ratio



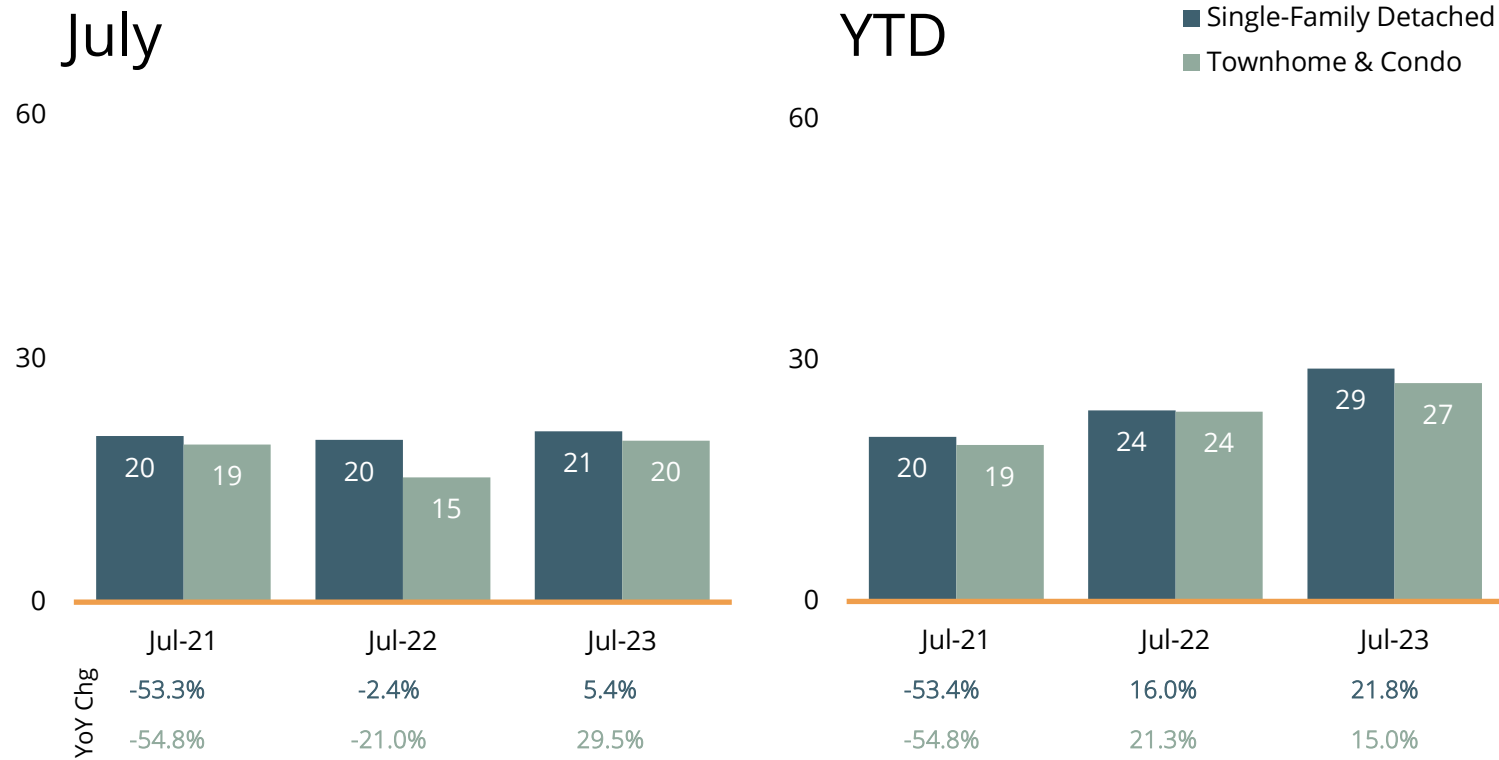
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Aug-22	100.0%	-0.2%	100.8%	-0.1%
Sep-22	100.0%	0.0%	100.7%	0.7%
Oct-22	100.0%	0.0%	100.0%	0.0%
Nov-22	100.0%	0.0%	100.0%	0.0%
Dec-22	100.0%	0.0%	100.0%	0.0%
Jan-23	100.0%	0.0%	100.0%	-0.1%
Feb-23	100.0%	0.0%	100.0%	0.0%
Mar-23	100.0%	-1.4%	100.0%	-0.3%
Apr-23	100.0%	-1.9%	100.0%	-0.8%
May-23	100.0%	-2.3%	100.4%	-3.8%
Jun-23	100.1%	-1.6%	100.0%	-1.9%
Jul-23	100.0%	-1.1%	100.4%	0.2%
12-month Avg	100.0%	-0.7%	100.2%	-0.5%

## Historical Median Sold to Ask Price Ratio by Month



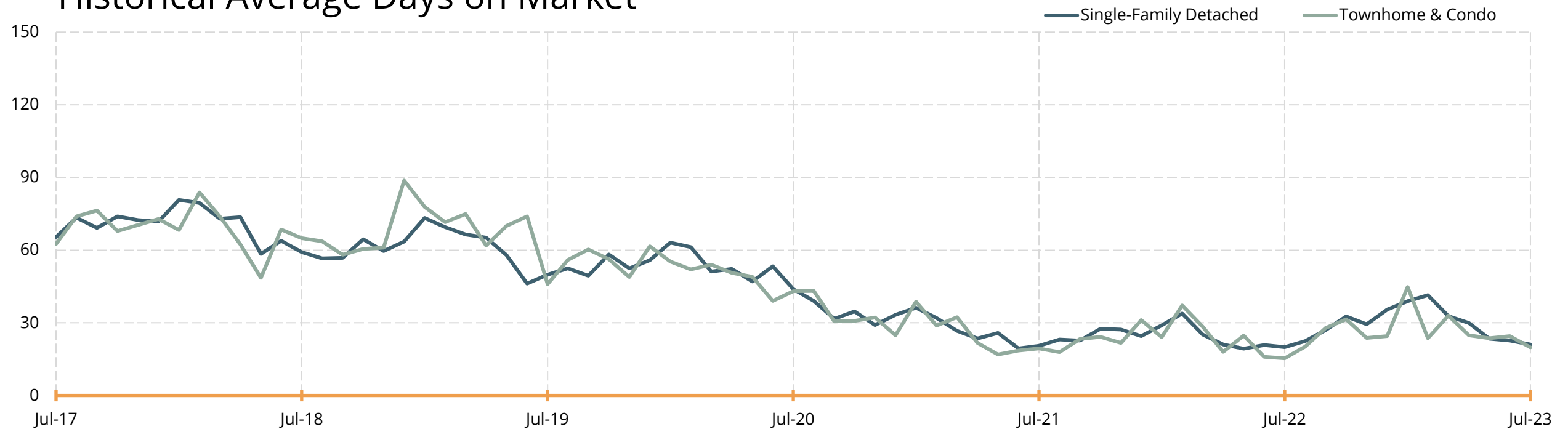
Sources: Virginia REALTORS®, data accessed Aug 15, 2023

# Average Days on Market



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Feb-23	41	22.4%	24	-36.4%
Mar-23	33	30.4%	33	16.0%
Apr-23	30	42.2%	25	37.8%
May-23	23	21.0%	24	-4.3%
Jun-23	23	9.1%	25	53.9%
Jul-23	21	5.4%	20	29.5%
12-month Avg	30	21.4%	27	14.2%

## Historical Average Days on Market

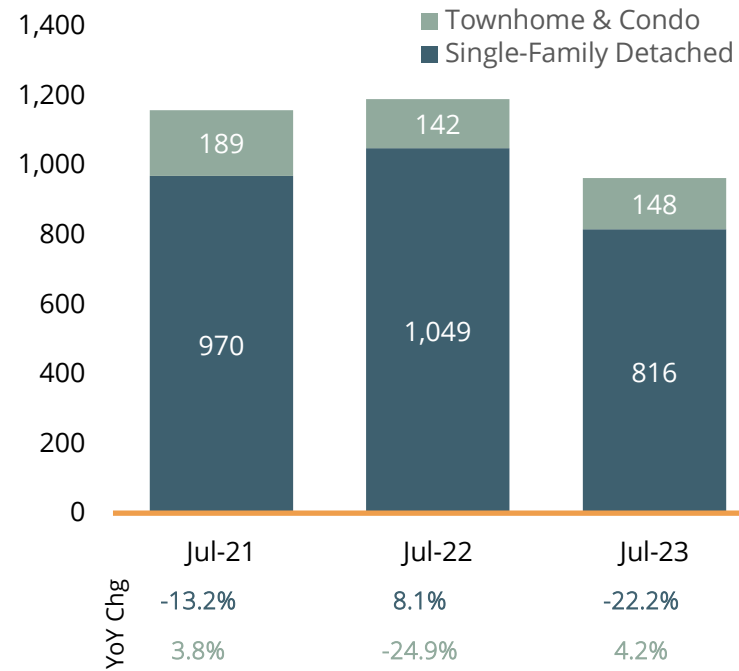


Sources: Virginia REALTORS®, data accessed Aug 15, 2023

# Active Listings

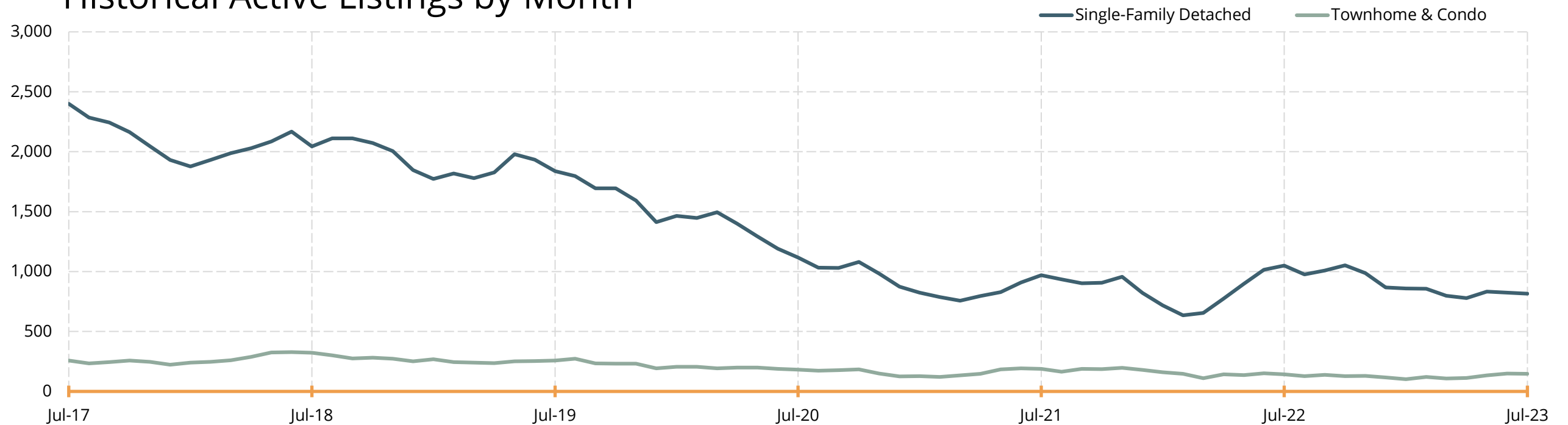


## July



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
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%
Feb-23	856	34.8%	122	-16.4%
Mar-23	798	21.8%	108	-1.8%
Apr-23	779	0.6%	113	-21.0%
May-23	832	-7.2%	133	-2.2%
Jun-23	825	-18.7%	149	-2.0%
Jul-23	816	-22.2%	148	4.2%
12-month Avg	888	3.8%	126	-20.7%

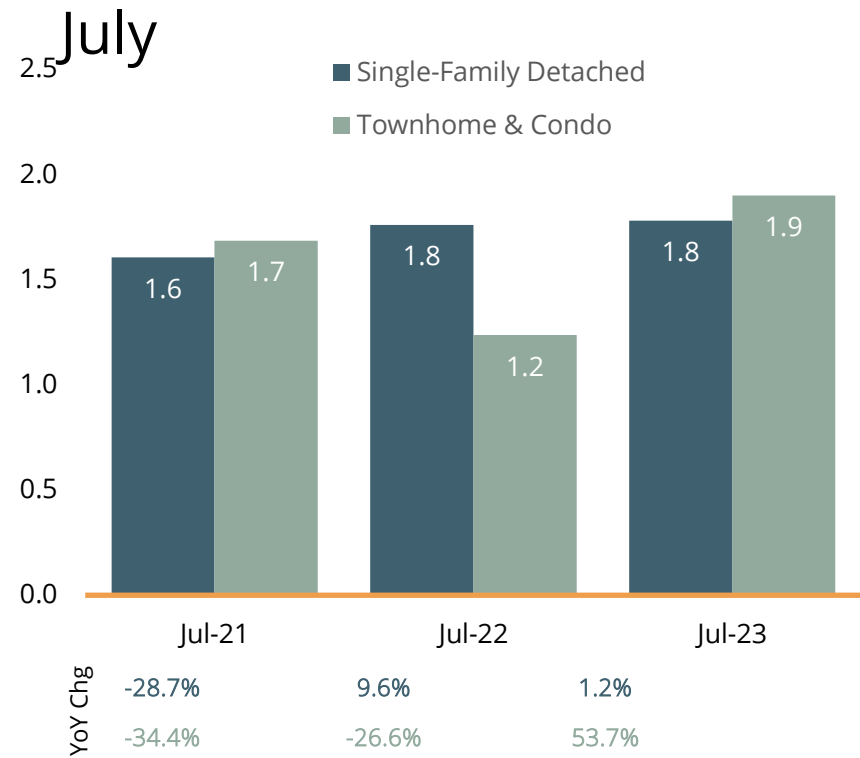
## Historical Active Listings by Month



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

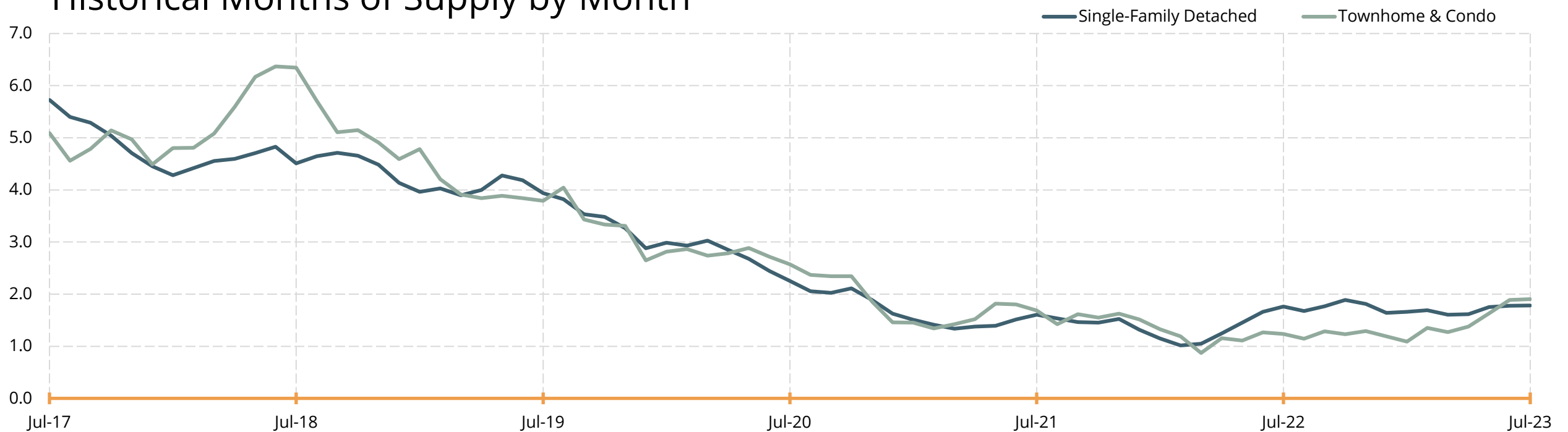


# Months of Supply



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
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%
Feb-23	1.7	66.6%	1.4	13.7%
Mar-23	1.6	53.0%	1.3	45.7%
Apr-23	1.6	29.4%	1.4	19.7%
May-23	1.8	20.7%	1.6	46.8%
Jun-23	1.8	7.1%	1.9	49.1%
Jul-23	1.8	1.2%	1.9	53.7%
12-month Avg	1.7	24.3%	1.4	4.9%

## Historical Months of Supply by Month



# Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg
Hampton	205	<b>152</b>	-25.9%	202	<b>149</b>	-26.2%	\$255,000	<b>\$254,000</b>	-0.4%	388	<b>257</b>	-33.8%	1.6	<b>1.4</b>	-11.2%
Isle of Wight County	55	<b>54</b>	-1.8%	53	<b>49</b>	-7.5%	\$386,000	<b>\$340,000</b>	-11.9%	148	<b>148</b>	0.0%	2.4	<b>2.7</b>	16.1%
Newport News	226	<b>204</b>	-9.7%	239	<b>205</b>	-14.2%	\$255,000	<b>\$288,500</b>	13.1%	421	<b>341</b>	-19.0%	1.6	<b>1.7</b>	11.0%
Poquoson	17	<b>27</b>	58.8%	15	<b>17</b>	13.3%	\$450,000	<b>\$358,585</b>	-20.3%	49	<b>76</b>	55.1%	2.6	<b>5.3</b>	105.9%
York County	103	<b>104</b>	1.0%	106	<b>114</b>	7.5%	\$399,995	<b>\$426,250</b>	6.6%	185	<b>142</b>	-23.2%	1.6	<b>1.6</b>	-0.6%

# Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg
Hampton	1,436	<b>1,158</b>	-19.4%	1,608	<b>1,216</b>	-24.4%	\$246,000	<b>\$255,000</b>	3.7%	380	<b>248</b>	-34.7%
Isle of Wight County	387	<b>373</b>	-3.6%	395	<b>358</b>	-9.4%	\$365,005	<b>\$349,900</b>	-4.1%	151	<b>159</b>	5.3%
Newport News	1,630	<b>1,332</b>	-18.3%	1,787	<b>1,293</b>	-27.6%	\$250,000	<b>\$265,000</b>	6.0%	410	<b>354</b>	-13.7%
Poquoson	167	<b>170</b>	1.8%	132	<b>104</b>	-21.2%	\$425,000	<b>\$391,000</b>	-8.0%	50	<b>73</b>	46.0%
York County	643	<b>632</b>	-1.7%	753	<b>648</b>	-13.9%	\$360,000	<b>\$409,583</b>	13.8%	176	<b>140</b>	-20.5%

# Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg
Hampton	196	<b>134</b>	-31.6%	176	<b>131</b>	-25.6%	\$263,500	<b>\$260,000</b>	-1.3%	359	<b>233</b>	-35.1%	1.7	<b>1.4</b>	-16.0%
Isle of Wight County	49	<b>47</b>	-4.1%	43	<b>38</b>	-11.6%	\$450,000	<b>\$365,976</b>	-18.7%	135	<b>130</b>	-3.7%	2.6	<b>3.0</b>	15.9%
Newport News	195	<b>172</b>	-11.8%	206	<b>175</b>	-15.0%	\$270,000	<b>\$295,000</b>	9.3%	370	<b>273</b>	-26.2%	1.6	<b>1.6</b>	0.7%
Poquoson	16	<b>27</b>	68.8%	14	<b>16</b>	14.3%	\$453,500	<b>\$363,143</b>	-19.9%	48	<b>75</b>	56.3%	2.8	<b>5.4</b>	93.9%
York County	84	<b>78</b>	-7.1%	82	<b>90</b>	9.8%	\$447,500	<b>\$465,500</b>	4.0%	137	<b>105</b>	-23.4%	1.6	<b>1.5</b>	-5.6%

# Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg
Hampton	1,277	<b>1,061</b>	-16.9%	1,417	<b>1,117</b>	-21.2%	\$250,000	<b>\$260,000</b>	4.0%	343	<b>225</b>	-34.4%
Isle of Wight County	348	<b>313</b>	-10.1%	330	<b>286</b>	-13.3%	\$415,000	<b>\$376,250</b>	-9.3%	136	<b>135</b>	-0.7%
Newport News	1,417	<b>1,095</b>	-22.7%	1,515	<b>1,078</b>	-28.8%	\$258,000	<b>\$275,000</b>	6.6%	360	<b>289</b>	-19.7%
Poquoson	158	<b>165</b>	4.4%	118	<b>101</b>	-14.4%	\$455,000	<b>\$395,000</b>	-13.2%	50	<b>70</b>	40.0%
York County	518	<b>495</b>	-4.4%	546	<b>517</b>	-5.3%	\$420,430	<b>\$439,775</b>	4.6%	126	<b>106</b>	-15.9%

# Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg
Hampton	9	<b>18</b>	100.0%	26	<b>18</b>	-30.8%	\$217,500	<b>\$232,500</b>	6.9%	29	<b>24</b>	-17.2%	1.0	<b>1.5</b>	49.7%
Isle of Wight County	6	<b>7</b>	16.7%	10	<b>11</b>	10.0%	\$312,510	<b>\$291,000</b>	-6.9%	13	<b>18</b>	38.5%	1.3	<b>1.7</b>	36.2%
Newport News	31	<b>32</b>	3.2%	33	<b>30</b>	-9.1%	\$168,000	<b>\$215,000</b>	28.0%	51	<b>68</b>	33.3%	1.2	<b>2.2</b>	87.2%
Poquoson	1	<b>0</b>	-100.0%	1	<b>1</b>	0.0%	\$259,900	<b>\$255,000</b>	-1.9%	1	<b>1</b>	0.0%	0.6	<b>2.4</b>	320.0%
York County	19	<b>26</b>	36.8%	24	<b>24</b>	0.0%	\$280,000	<b>\$311,000</b>	11.1%	48	<b>37</b>	-22.9%	1.6	<b>1.8</b>	16.4%

# Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg	Jul-22	Jul-23	% chg
Hampton	159	<b>97</b>	-39.0%	191	<b>99</b>	-48.2%	\$202,500	<b>\$210,000</b>	3.7%	29	<b>24</b>	-17.2%
Isle of Wight County	39	<b>60</b>	53.8%	65	<b>72</b>	10.8%	\$317,970	<b>\$319,743</b>	0.6%	13	<b>18</b>	38.5%
Newport News	213	<b>237</b>	11.3%	272	<b>215</b>	-21.0%	\$170,000	<b>\$196,500</b>	15.6%	51	<b>68</b>	33.3%
Poquoson	9	<b>5</b>	-44.4%	14	<b>3</b>	-78.6%	\$255,450	<b>\$276,000</b>	8.0%	1	<b>1</b>	0.0%
York County	125	<b>137</b>	9.6%	207	<b>131</b>	-36.7%	\$303,971	<b>\$315,000</b>	3.6%	48	<b>37</b>	-22.9%



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