

A background graphic consisting of a teal line graph with an upward-pointing arrow and a bar chart with vertical bars of varying heights, all set against a teal background.

RESEARCH STATISTICS

Virginia

HOME SALES REPORT

APRIL 2026

Virginia Home Sales Report

April 2026

Key Takeaways

- It was a relatively busy April in Virginia’s housing market. There were 9,758 closed sales statewide, a 4.5% increase from a year ago. The 2026 market continues to outpace last year; year-to-date closed sales are up 5.8%.
- Price points continue to drift higher. The statewide median sold price was \$439,945 in April, which is about \$15,000 higher than it was last April (+3.5%). Year-to-date, the median price is now 2.2% higher than this same period last year.
- In April, there was approximately \$5.5 billion of sold volume in Virginia’s housing market, outpacing last April by about \$450 million (+8.9%).
- The inventory of active listings continues to get larger in Virginia. There were 23,867 active listings on the market throughout the state at the end of April, an influx of about 1,800 listings.

April 2026 Housing Market Summary

	Apr-25	Apr-26	Change	% Change	YTD 2025	YTD 2026	Change	% Change
Sales	9,334	9,758	424	4.5%	28,930	30,608	1,678	5.8%
Median Sales Price (\$)	425,000	439,945	14,945	3.5%	411,000	420,000	9,000	2.2%
Sales Volume (\$ billions)	5.1	5.5	0.45	8.9%	15.2	16.4	1.25	8.2%
Median Days on Market	10	10	1	5.3%	14	17	3	21.4%
Pending Sales	9,962	10,579	617	6.2%	32,052	34,538	2,486	7.8%
New Listings	15,549	17,111	1,562	10.0%	48,666	52,412	3,746	7.7%
Active Listings (end of the month)	22,054	23,867	1,813	8.2%	22,054	23,867	1,813	8.2%
Months of Supply	2.5	2.7	0.2	6.6%	2.5	2.7	0.2	6.6%

Source: Virginia REALTORS®, data accessed May 15, 2026

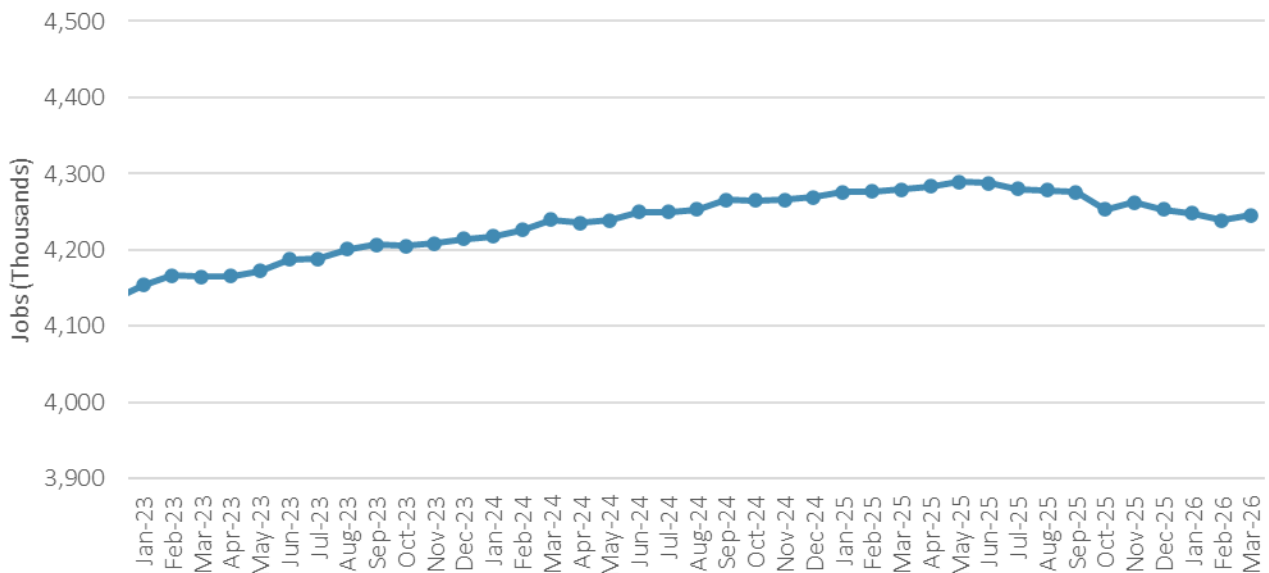
Economic Overview

Virginia's job base grew this month after dipping to start the year, and the unemployment rate held firm. Inflation continues to climb amid rising energy prices, and mortgage rates have been volatile in recent weeks.

Jobs

There were about 4.25 million jobs in Virginia in March 2026, up by about 6,900 jobs from the prior month. This is the first month of job growth in the state so far this year. At the national level, job growth has been more consistent so far this year compared to Virginia.

Figure 1. Total Jobs in Virginia (in thousands)



Source: U.S. Bureau of Labor Statistics, seasonally adjusted

Job sectors with the strongest growth this month were Administrative and Waste Services (+2,400 jobs), Construction (+2,100 jobs), and Health Care and Social Assistance (+1,700 jobs). The sectors that shed the most jobs this month in Virginia include; Transportation and Warehousing (-2,100 jobs), Professional and Technical Services (-1,200 jobs), and the Federal Government (-1,100 jobs).

Seven of the ten metro areas in Virginia had modest job growth in March, with the strongest percentage gains occurring in the Harrisonburg region. Of the remaining three metros with job losses in March, the sharpest percentage drop was in the Blacksburg region.

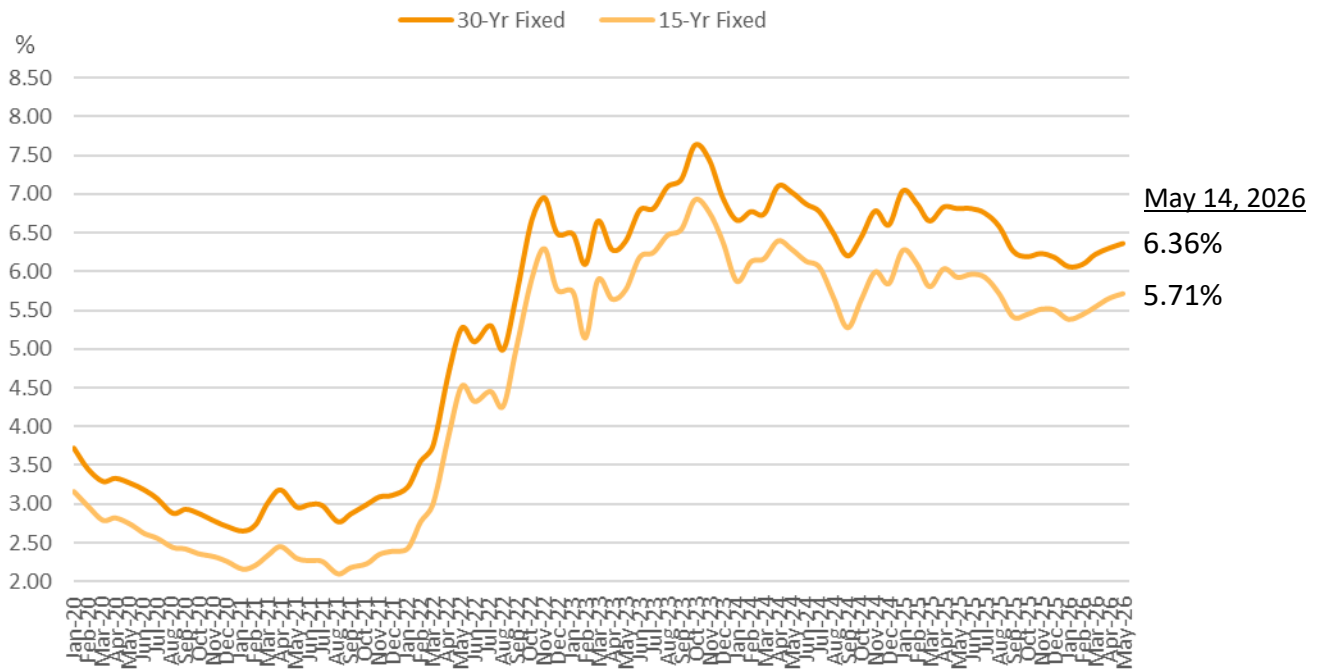
Unemployment

Virginia's unemployment rate held steady at 3.8% in March 2026. The U.S. unemployment rate edged down to 4.3% in March, from 4.4% the prior month.

Mortgage Rates

The average rate on a 30-year fixed mortgage was 6.36% during the second week of May. Rates have been volatile from uncertainty in the bond market among other factors. A year ago in mid-May, the average rate for a 30-year fixed mortgage was 6.81%.

Figure 2. Mortgage Rates



Source: Freddie Mac

Housing Market Overview

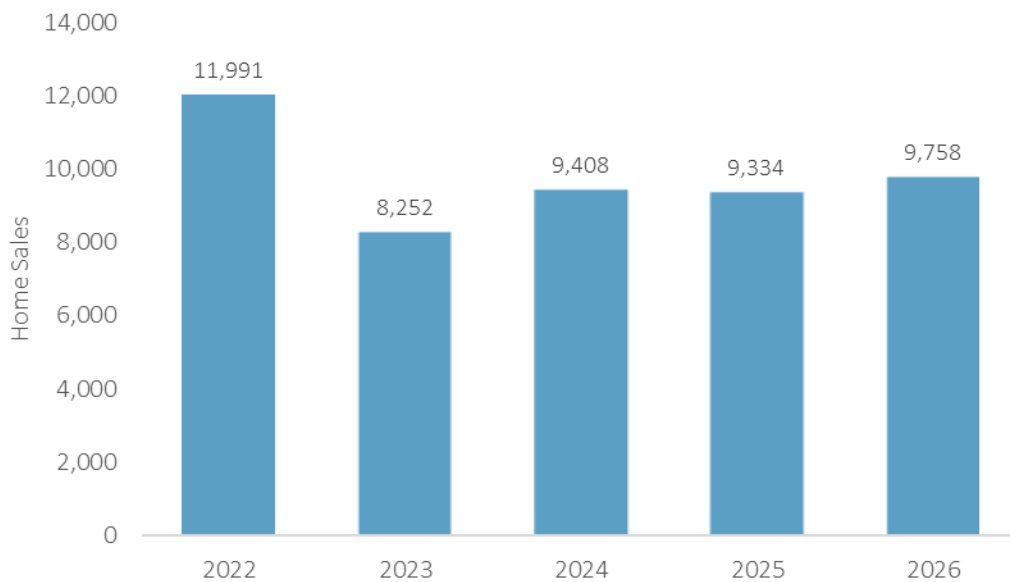
The spring market in Virginia continues to show resiliency, as more sellers and more buyers are entering the market this year even as mortgage rates have climbed since late February. In April, closed sales and pending sales outpace last year, and more new listings are coming onto the market. Home prices are still climbing, and homes are selling relatively quickly, signaling demand remains strong in most regions around the state.

Sales

The spring market has been busier this year compared to last year. In April, there were 9,758 closed sales across Virginia, a 4.5% increase from last year, which is 424 more closed sales. Year-to-date closed sales are now 5.8% above 2025 levels. The increase reflects more buyer and seller activity in the market. While mortgage rates have been drifting up in recent weeks, they remain below last year's level.

More than half of the local city/county markets around Virginia had an increase in closed sales in April (57%). Regions with the strongest percentage growth in sales activity this month include the Southern Piedmont area, the Greater Piedmont region, and the Charlottesville area. Sales activity slowed in the parts of the Shenandoah Valley and the Southside part of Hampton Roads.

Figure 3. Virginia Home Sales, April

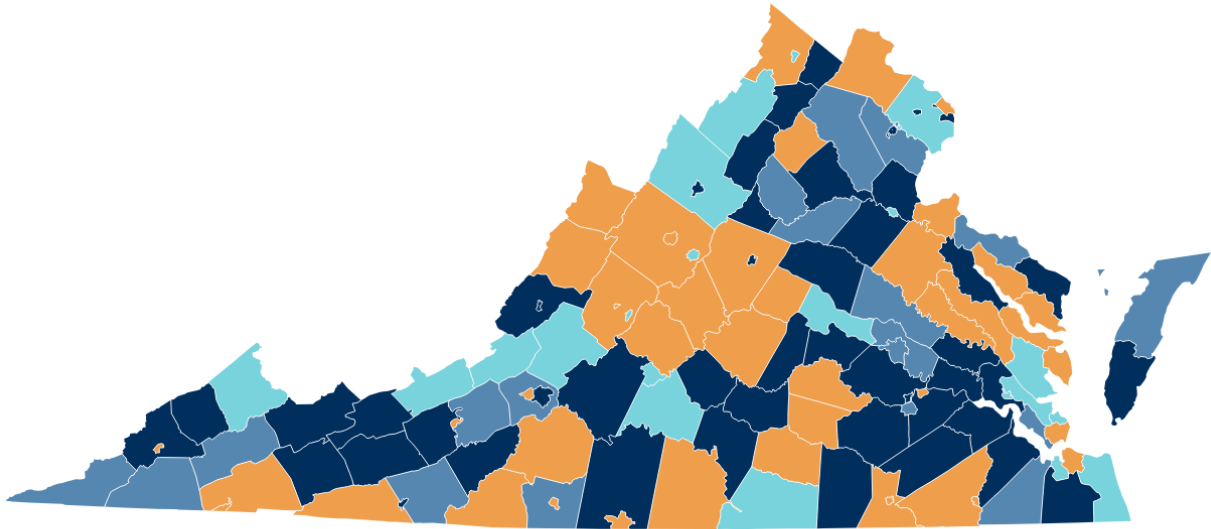


Source: Virginia REALTORS®, data accessed May 15, 2026

Figure 4. County/City Home Sales, April YTD % Change

Change in Home Sales, 2025 to 2026

- more than 10% increase
- 5% to 10% increase
- no change to 5% increase
- decrease in sales



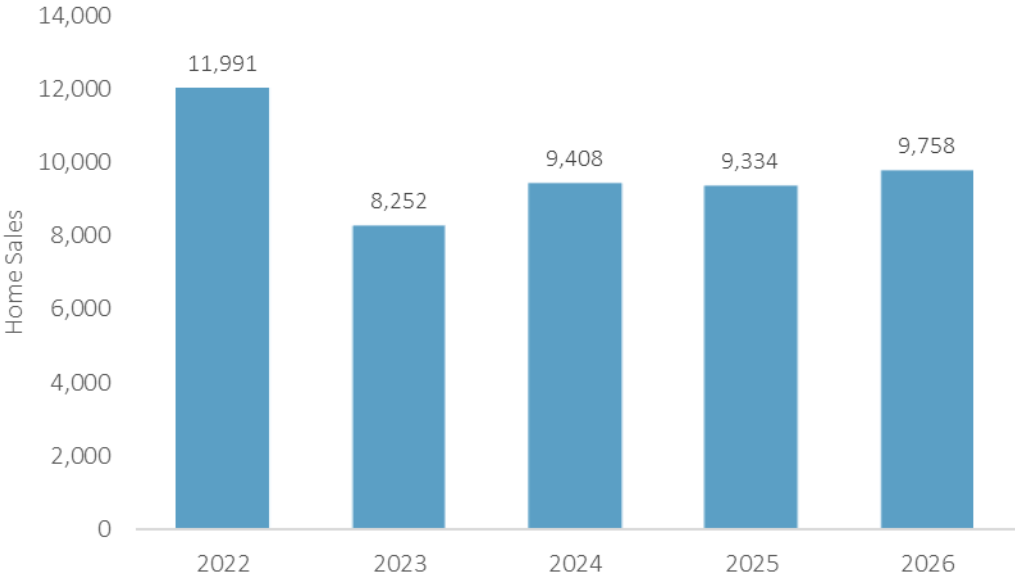
Source: Virginia REALTORS®, data accessed May 15, 2026

Home Prices

Home prices are still rising generally in Virginia, though there is a lot of variation at the regional and local level. The statewide median sales price in April was \$439,945, climbing about \$15,000 from a year ago, a 3.5% increase. More than half of the local markets around the state experienced median price growth (59%) compared to last April. The median price rose the fastest this month in the Danville and Martinsville regions, the Williamsburg area, and the New River Valley. The median price dipped this month in the Charlottesville region and the Loudoun County market.

The statewide average sold-to-list price ratio was 100% in April, down slightly from 100.1% last year, but up from 99.6% last month. Most price bands had ratios above 100% this month, indicating that in general, sellers are getting slightly better than their asking price for their homes. This occurred at the \$400K price point and above.

Figure 5. Median Home Price (\$), April



Source: Virginia REALTORS®, data accessed May 15, 2026

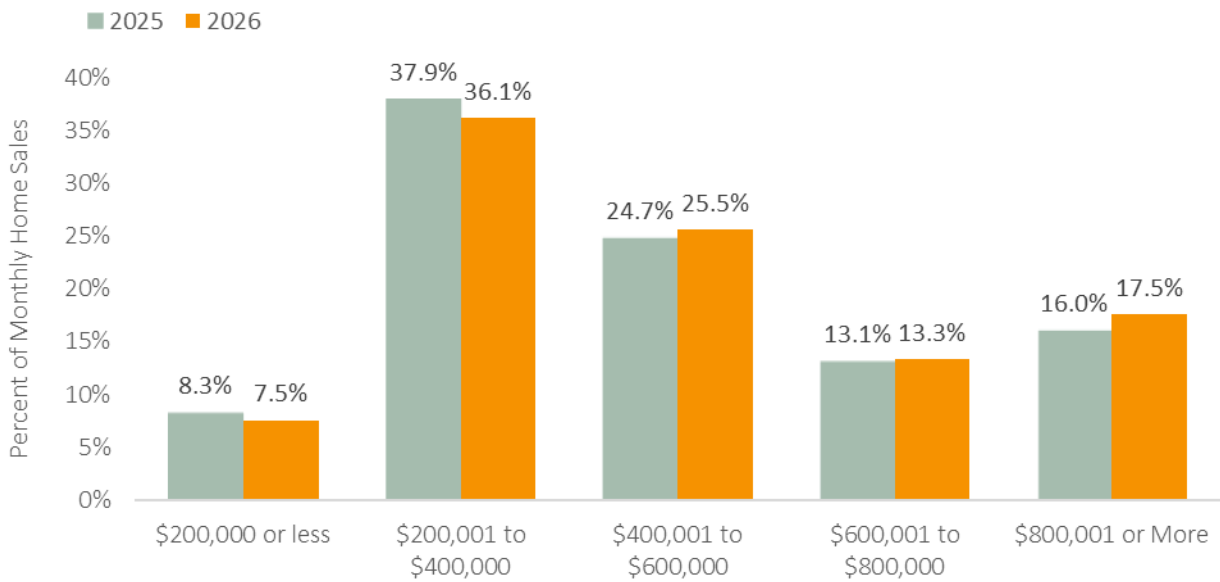
Figure 6. Average Sold-to-List Price Ratio, April 2026

Price Range	Ratio
\$200,000 or less	95.2%
\$200,001 to \$400,000	99.6%
\$400,001 to \$600,000	100.3%
\$600,001 to \$800,000	100.8%
\$800,001 or more	101.7%
All price levels	100.0%

Source: Virginia REALTORS®, data accessed May 15, 2026

As price points rise, the share of homes on the moderate end of the price spectrum continue to get smaller which increases competition for these price ranges. The share of homes sold in the \$200K to \$400K range was 36.1% in April, down from 37.9% a year ago. Homes priced at \$200K or less accounted for just 7.5% of the homes sold in April, down from 8.3% last year.

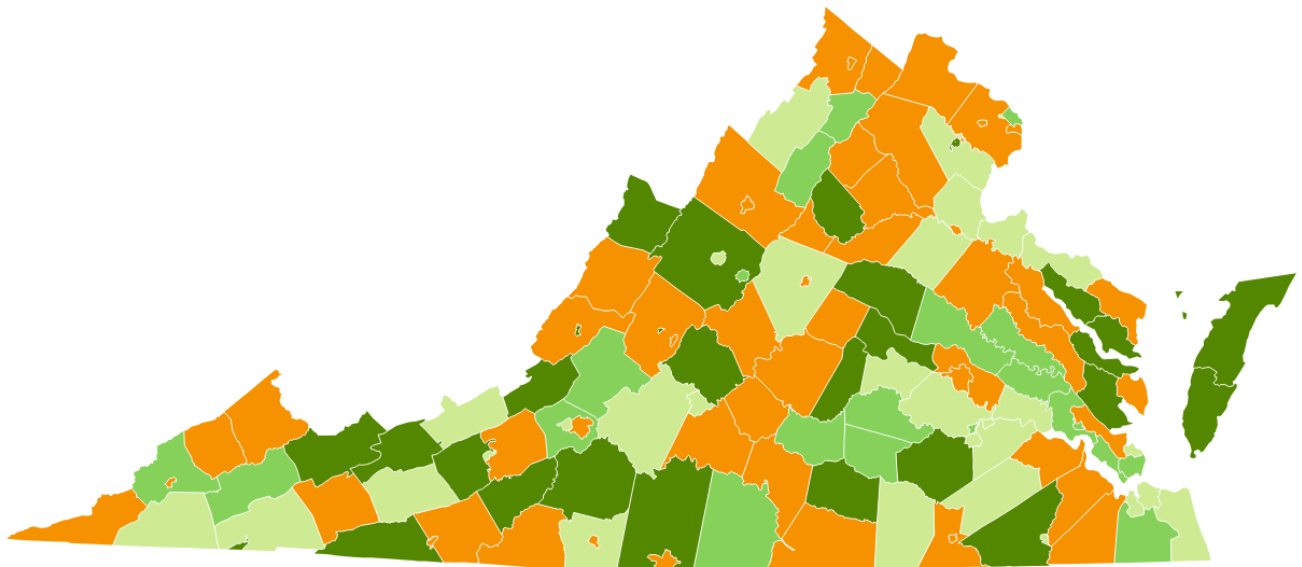
Figure 7. Sales by Price Range, April



Source: Virginia REALTORS®, data accessed May 15, 2026

**Figure 8. County/City Median Home Sales Price, April YTD
Change in Median Sales Price, 2025 to 2026**

- more than 10% increase
- 5% to 10% increase
- no change to 5% increase
- decrease in median price

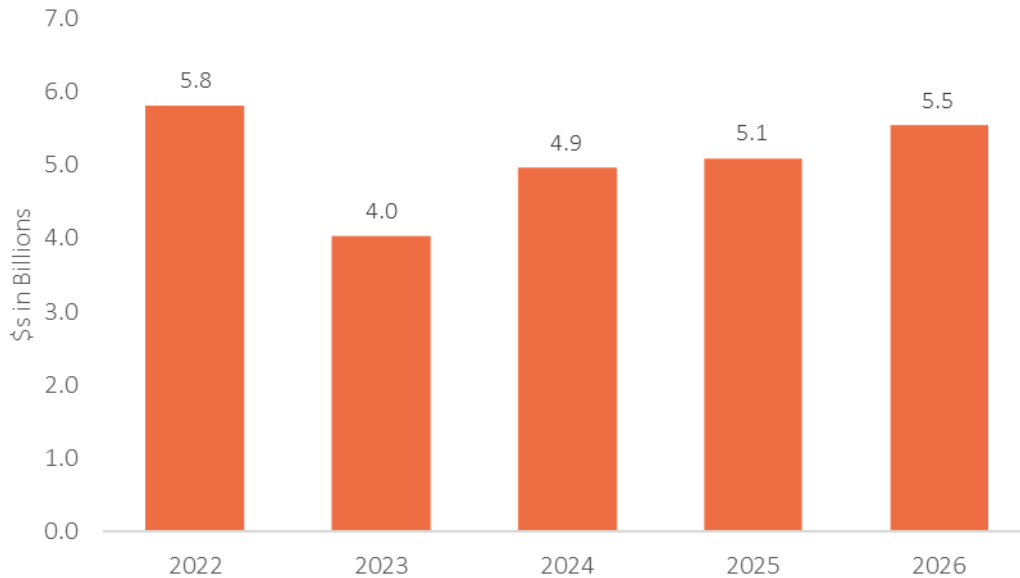


Source: Virginia REALTORS®, data accessed May 15, 2026

Sold Volume

Sold dollar volume in Virginia’s housing market continues to swell as sales activity picks up and price points trend higher. There was about \$5.5 billion of sold volume in April 2026, an 8.9% jump from last April, an increase of about \$450 million. Year-to-date (Jan-Apr) sold volume statewide is now outpacing last year by about \$1.2 billion.

Figure 9. Sold Dollar Volume, April (in \$ billion)

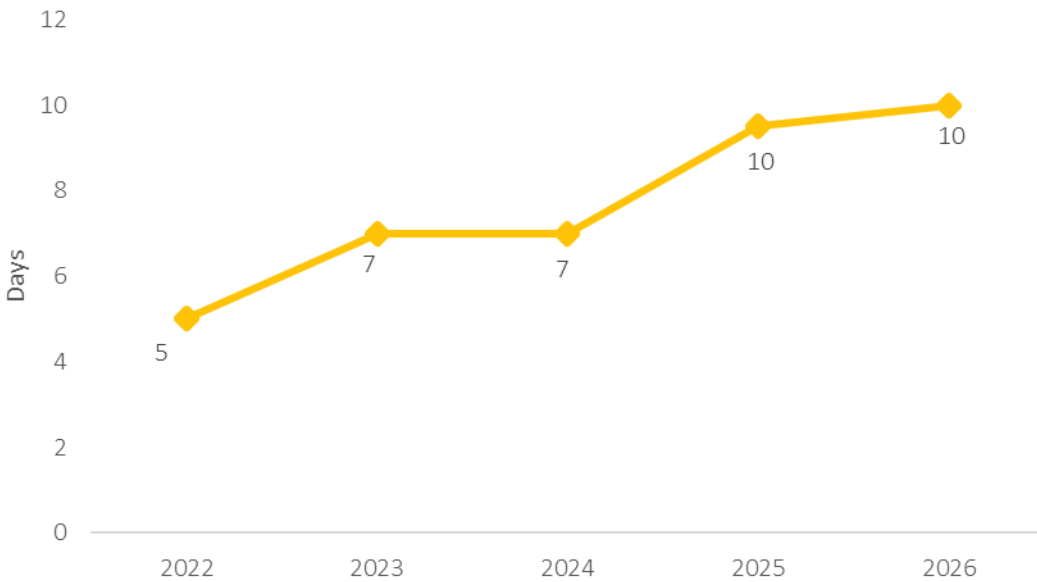


Source: Virginia REALTORS®, data accessed May 15, 2026

Days on Market

Homes are not staying on the market very long in Virginia. The statewide median days on market in Virginia was 10 days in April. The median days on market dipped in about a third of the local city/county markets compared to last April (36%), while the remaining two-thirds (64%) stayed on the market either the same amount of time or took longer to sell.

Figure 10. Median Days on Market, April

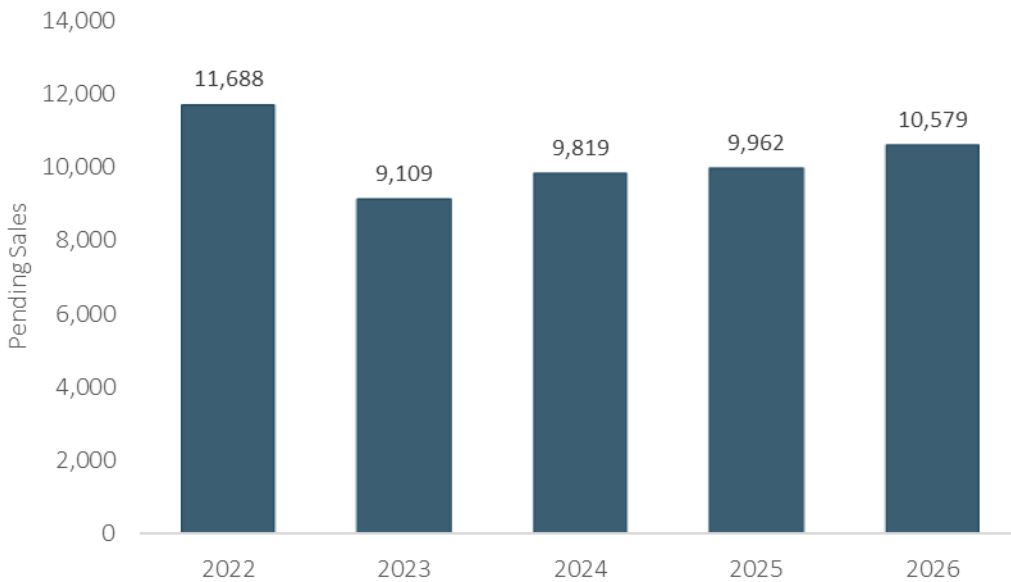


Source: Virginia REALTORS®, data accessed May 15, 2026

Pending Sales

Pending sales activity in Virginia increased again. There were 10,579 pending sales statewide in April, an influx of 617 pending sales compared to last April, at 6.2%. The 2026 market year-to-date is outpacing the 2025 market by 7.8% in terms of pending sales activity, reflecting more buyer activity than last year.

Figure 11. Pending Sales, April



Source: Virginia REALTORS®, data accessed May 15, 2026

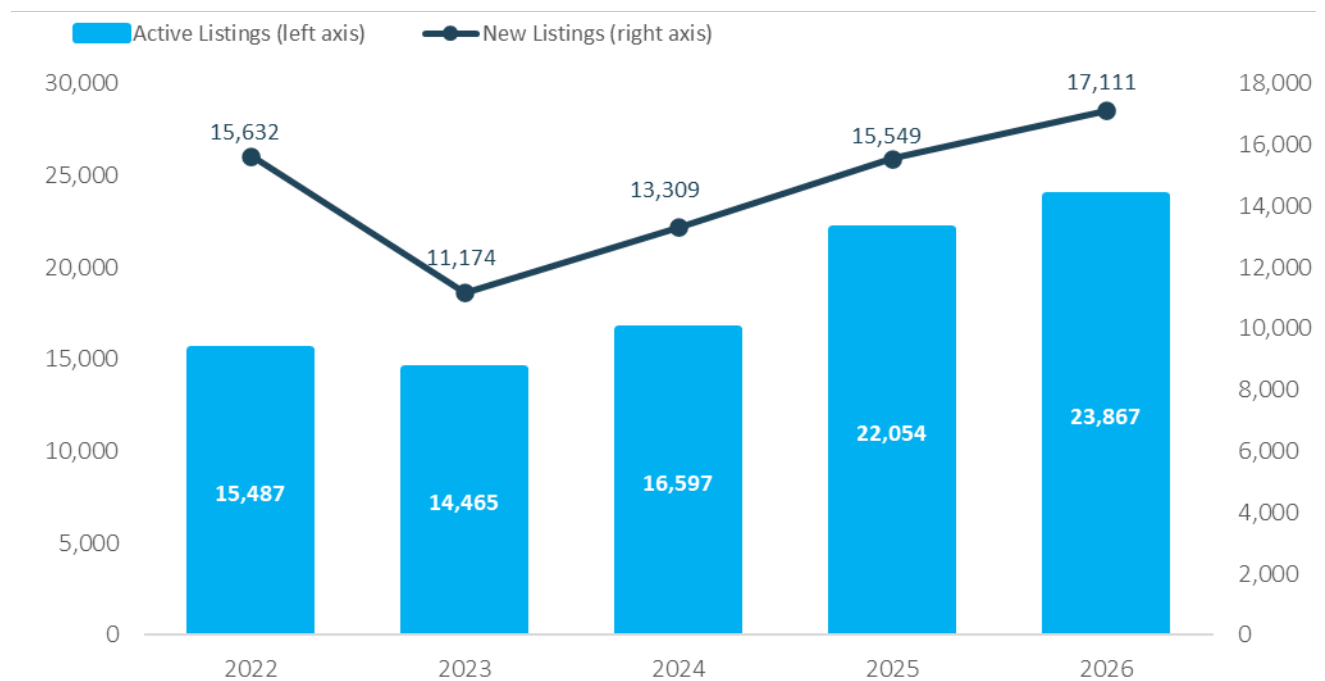
New Listings

More sellers continue to come off the sidelines in housing markets around Virginia. There were 17,111 new listings that came onto the market in April, a 10% jump in listings compared to a year ago, which is 1,562 additional listings. Year-to-date new listings levels are now tracking 7.7% above last year statewide. The growth in new listings has been widespread and is occurring in nearly all regional markets. The sharpest listings gains have been in the Greater Piedmont region, the Winchester area, and the New River Valley.

Active Listings

At the end of April, there were 23,867 active listings on the market throughout the state, an 8.2% increase from last year, an influx of about 1,800 listings. The statewide listing levels are approaching 2020 levels as the inventory has been slowly recovering from the rapid draw-down period of mid-2020 to 2022 when interest rates were at historic lows.

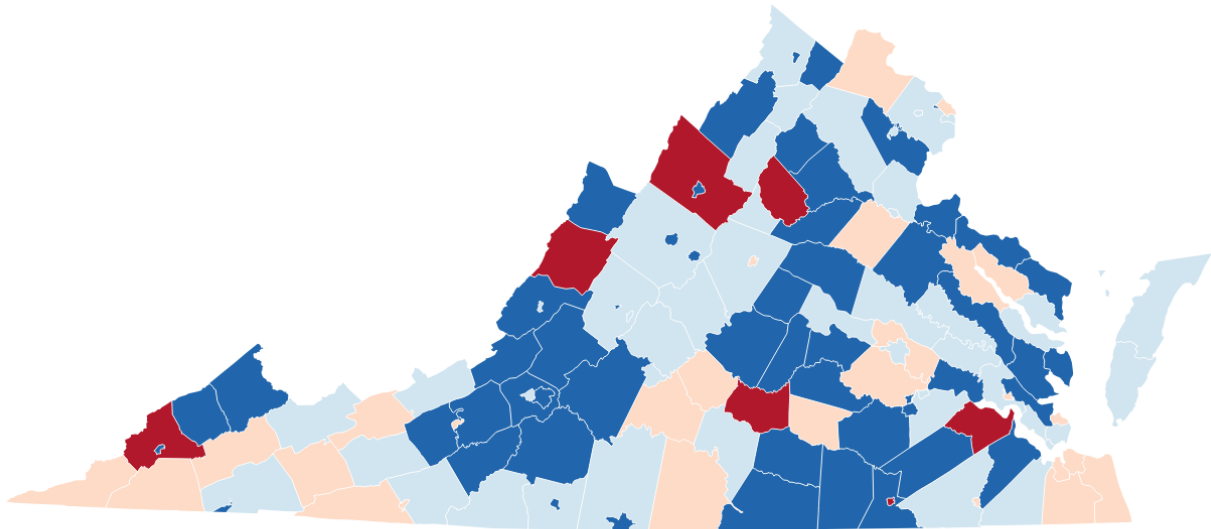
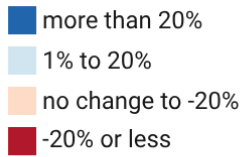
Figure 12. Inventory, April



Source: Virginia REALTORS®, data accessed May 15, 2026
Note: Active listings at the end of the month

Figure 13. Active Listings by County/City, End of April

Change in Month End Inventory, 2025 to 2026

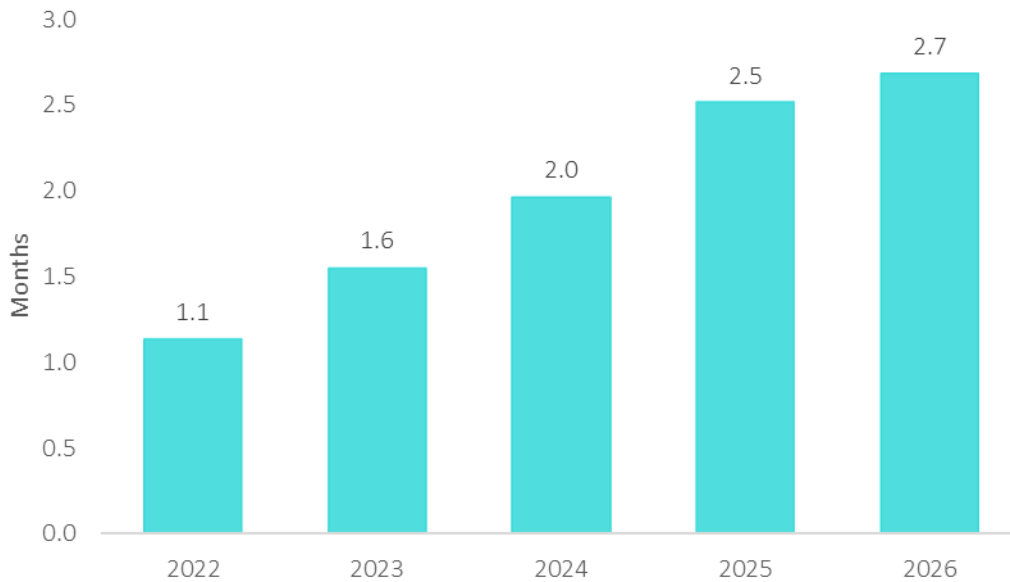


Source: Virginia REALTORS®, data accessed May 15, 2026

Most local markets have more active listings on the market than there were a year ago. About 74% of city/county markets had an increase in active listings in April compared to last year. The strongest growth this month was in the Roanoke Valley and the Chesapeake Bay and Rivers region. Inventory of active listings dipped from last April in the Harrisonburg area, the Loudoun County market, and the Southside part of Hampton Roads.

There was about 2.7 months of supply in Virginia's housing market in April 2026, up from 2.5 months of supply a year ago. The months of supply statistic is calculated by taking the average monthly sales over the preceding 12-month period and dividing it by the inventory of active listings.

Figure 14. Months of Supply, April



Source: Virginia REALTORS®, data accessed May 15, 2026

Outlook

We're deep into the spring market now and it's becoming clearer that this year is on track to be busier than last spring. Will the momentum continue? Here are some key factors to watch in the coming months:

- More sellers are entering the market as we've seen in the growing number of new listings, and that is facilitating more home sales. Some of the pent-up demand out in the market is finally being met as more homes are listed. If sellers continue to come back off the sidelines, this trend will likely continue.
- It is still a rate-sensitive market, but there has been some resilience shown as the April and March sales numbers climbed even as interest rates also climbed. This is likely due to the fact that rates, while climbing, are still lower than a year ago. But it also suggests as the inventory grows, buyers who are not as sensitive to interest rate volatility could continue to be more active as there are more options, more listings to choose from.



The Virginia REALTORS® association is the largest professional trade association in Virginia, representing nearly 34,000 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.

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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.