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Hampton Roads housing, from the local MLS

Virginia Beach Housing Market Report

Oct 2026 · closed residential sales, REIN MLS

MEDIAN SOLD PRICE	HOMES SOLD	MEDIAN PRICE / SQFT	AVG DAYS ON MARKET
$405,000	**417**	**$237**	**20**
vs prior mo: -8.5%	vs prior mo: -16.9%	vs prior mo: -5.6%	vs prior mo: +25.0%
vs year ago: n/a	vs year ago: n/a	vs year ago: n/a	vs year ago: n/a

Last 12 months at a glance

MONTH	SALES	MEDIAN PRICE	$ / SQFT	AVG DOM
Feb 2026	329	$375,000	$234	17
Mar 2026	465	$410,000	$242	14
Apr 2026	502	$407,945	$248	10
May 2026	574	$428,450	$246	11
Jun 2026	669	$448,000	$245	11
Jul 2026	611	$425,000	$251	14
Aug 2026	538	$431,500	$247	18
Sep 2026	502	$442,500	$251	16
Oct 2026	**417**	**$405,000**	**$237**	**20**

On the market today

1,407 active listings · median asking $390,000 · 1,058 with 3+ beds · 484 under $300K

Source: REIN MLS closed residential sales, Virginia Beach, Virginia. Median prices are true medians of closed transactions; price per square foot and days on market are medians across the same set ($/sqft excludes values outside $25-$2,000). Compiled by VaHome.com. Free to cite with attribution: "VaHome.com analysis of REIN MLS data."

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