

Virginia Beach Housing Market Report

Aug 2026 · closed residential sales, REIN MLS

MEDIAN SOLD PRICE \$434,000 vs prior mo: +2.1% vs year ago: n/a	HOMES SOLD 538 vs prior mo: -12.1% vs year ago: n/a	AVG PRICE / SQFT \$266 vs prior mo: -1.1% vs year ago: n/a	AVG DAYS ON MARKET 24 vs prior mo: +140.0% vs year ago: n/a
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Last 12 months at a glance

MONTH	SALES	MEDIAN PRICE	\$ / SQFT	AVG DOM
Feb 2026	330	\$375,250	\$252	3
Mar 2026	470	\$410,500	\$264	8
Apr 2026	508	\$405,000	\$268	10
May 2026	577	\$429,900	\$266	6
Jun 2026	673	\$445,000	\$272	4
Jul 2026	612	\$425,000	\$269	10
Aug 2026	538	\$434,000	\$266	24

On the market today

1,333 active listings · median asking \$399,974 · 987 with 3+ beds · 458 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 averages across the same set. Compiled by VaHome.com. Free to cite with attribution: "VaHome.com analysis of REIN MLS data."

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