

Market in a Minute — Newport News

Single-Family Homes | Last 90 Days | May 09, 2026 | Excluding Area 106

Market Overview

Metric	Value	Metric	Value
Active Listings	210	Median List Price	\$350,000
Pending	125	Median Sale Price	\$334,900
Sold (period)	317	Median DOM (Solds)	16
Withdrawn	51	% Actives w/ Reduction	28.1%
Expired	3	Total Records	706

New Construction Snapshot

Computed before NC exclusion. Proxy: Year Built ≥ List Year.

Metric	Value	Metric	Value
Total NC Listings	34	Median LP — NC Actives	\$432,400
% of Actives = NC	3.5%	Median SP — NC Solds	\$412,500
% of Solds = NC	2.9%	Median Fin. SF — NC	—

All analysis below excludes new construction.

Price Reductions — Active Listings

Meaningful reduction = OLP – LP > \$1,000. LP > OLP+10% treated as data error.

Price Tier	# Active	# w/ Reduction	% w/ Reduction	Med % Reduction	Median OLP	Median LP
<\$300K	46	17	37.0%	3.9%	\$279,000	\$259,999
\$300K–\$450K	119	24	20.2%	3.8%	\$387,500	\$370,500
\$450K+	45	18	40.0%	3.3%	\$587,450	\$544,950
All Tiers	210	59	28.1%	3.9%	\$400,000	\$385,000

Months of Supply

Formula: Active ÷ (Sold ÷ months). 30 days = 1 month. Pending shown as context only.

Price Tier	# Active	# Pending	# Sold	Months	Condition
<\$300K	46	35	91	1.5	Strong Sellers
\$300K–\$450K	119	72	192	1.9	Strong Sellers
\$450K+	45	18	34	4.0	Sellers
All Tiers	210	125	317	2.0	Strong Sellers

Failure Rate

(Expired + Withdrawn) ÷ Grand Total of all records.

Price Tier	# Expired	# Withdrawn	# Failed (E+W)	Grand Total	Failure Rate
<\$300K	0	11	11	183	6.0%

\$300K–\$450K	2	29	31	414	7.5%
\$450K+	1	11	12	109	11.0%
All Tiers	3	51	54	706	7.6%

DOM Segmentation — Sold Listings

Fast ≤14d | Middle 15–60d | Slow ≥61d

DOM Bucket	# Solds	% of Solds	Med SP/LP	Med SP/OLP	% w/ Price Reduction
Fast (≤14d)	153	48.3%	100.0%	100.4%	0.0%
Middle (15–60d)	108	34.1%	100.0%	100.0%	18.5%
Slow (≥61d)	56	17.7%	99.8%	96.9%	60.7%
Total	317	100.0%	100.0%	100.0%	17.0%

DOM × Price Cross-Tab — Sold Listings

% of Tier = count ÷ total solds in that price tier (within-column %).

	<\$300K				\$300K–\$450K				\$450K+			
DOM Bucket	Count	% of Tier	SP/LP	SP/OL P	Count	% of Tier	SP/LP	SP/OL P	Count	% of Tier	SP/LP	SP/OL P
Fast (≤14d)	42	46.2%	100.4%	100.4%	94	49.0%	100.3%	100.7%	17	50.0%	100.0%	100.0%
Middle (15–60d)	31	34.1%	100.0%	98.5%	66	34.4%	100.0%	100.0%	11	32.4%	100.0%	99.3%
Slow (≥61d)	18	19.8%	99.4%	93.2%	32	16.7%	100.0%	98.2%	6	17.6%	98.3%	96.9%
Total	91	100.0%	100.0%	100.0%	192	100.0%	100.0%	100.0%	34	100.0%	100.0%	100.0%