Housing Supply Overview

Tri-Cities

September 2026

Pending home sales fell 4.7% from a year earlier, with contract signings down in all four regions, according to the National Association of REALTORS®. Contract signings edged up 0.3% from the previous month. They are running roughly 30% below where they were in the years leading up to the pandemic, according to NAR Chief Economist Lawrence Yun. The 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac. For the 12-month period spanning October 2025 through September 2026, Pending sales in the Tri-Cities area region were up 3.5 percent overall. The price range with the largest gain in sales was the $500,000 and Above range, where they increased 43.0 percent.

The overall Median Sales Price was up 7.4 percent to $290,000. The property type with the largest price gain was the Condo/Town segment, where prices increased 18.8 percent to $331,990. The price range that tended to sell the quickest was the $249,000 and Below range at 36 days; the price range that tended to sell the slowest was the $500,000 and Above range at 43 days.

Market-wide, inventory levels remained flat for the period. The property type with the largest gain was the Condo/Town segment, where they increased 64.3 percent. That amounts to 2.9 months supply for Single-Family homes and 4.0 months supply for Condo/Town.

Quick Facts

+ 43.0%	+ 14.5%	+ 109.1%
Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
$500,000 and Above	**4 Bedrooms or More**	**Condo/Town**

This report covers residential real estate activity in Colonial Heights, Dinwiddie, Hopewell, Petersburg and Prince George. Percent changes are calculated using rounded figures.

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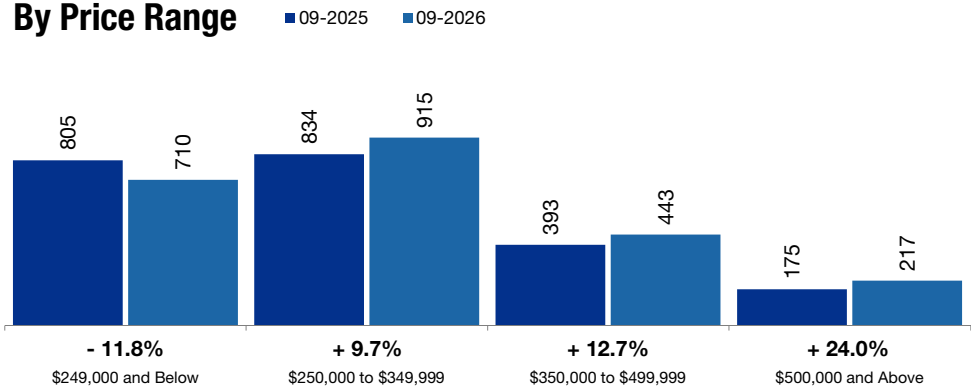
New Listings

A count of the properties that have been newly listed on the market in a given month.
Based on a rolling 12-month calculation.

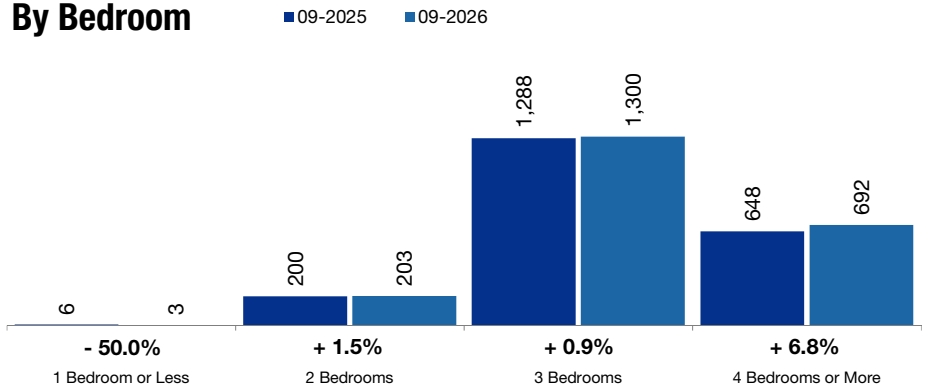
CVRMLS

Tri-Cities

By Price Range



By Bedroom



	All Properties			Single Family			Condo/Town		
By Price Range	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**
$249,000 and Below	805	710	- 11.8%	792	688	- 13.1%	13	22	+ 69.2%
$250,000 to $349,999	834	915	+ 9.7%	799	841	+ 5.3%	35	74	+ 111.4%
$350,000 to $499,999	393	443	+ 12.7%	391	429	+ 9.7%	2	14	+ 600.0%
$500,000 and Above	175	217	+ 24.0%	171	213	+ 24.6%	4	4	0.0%
All Price Ranges	**2,142**	**2,198**	**+ 2.6%**	**2,089**	**2,085**	**- 0.2%**	**53**	**113**	**+ 113.2%**

By Bedroom	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**
1 Bedroom or Less	6	3	- 50.0%	5	2	- 60.0%	1	1	0.0%
2 Bedrooms	200	203	+ 1.5%	187	186	- 0.5%	13	17	+ 30.8%
3 Bedrooms	1,288	1,300	+ 0.9%	1,250	1,211	- 3.1%	38	89	+ 134.2%
4 Bedrooms or More	648	692	+ 6.8%	647	686	+ 6.0%	1	6	+ 500.0%
All Bedroom Ranges	**2,142**	**2,198**	**+ 2.6%**	**2,089**	**2,085**	**- 0.2%**	**53**	**113**	**+ 113.2%**

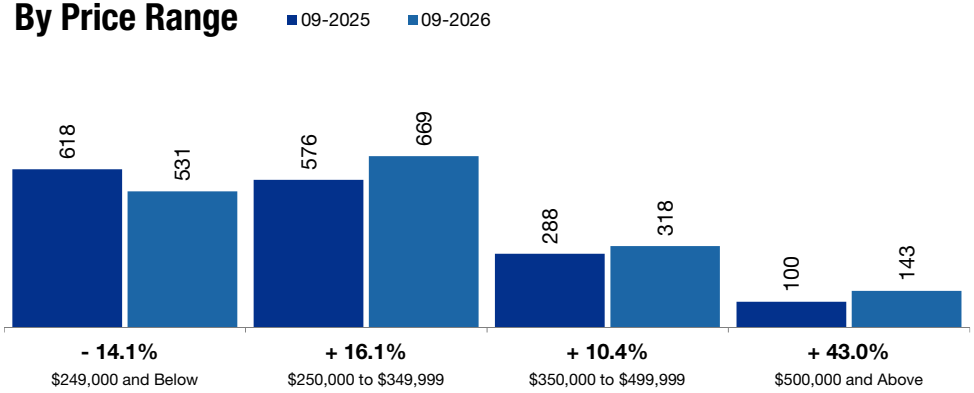
Pending Sales

A count of the properties on which offers have been accepted in a given month.
Based on a rolling 12-month calculation.

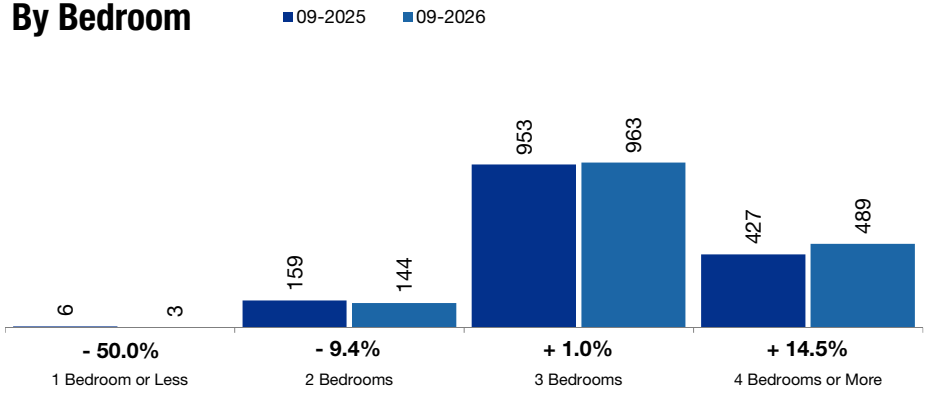
CVRMLS

Tri-Cities

By Price Range



By Bedroom



	All Properties			Single Family			Condo/Town		
By Price Range	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**
$249,000 and Below	618	531	- 14.1%	610	518	- 15.1%	8	13	+ 62.5%
$250,000 to $349,999	576	669	+ 16.1%	554	624	+ 12.6%	22	45	+ 104.5%
$350,000 to $499,999	288	318	+ 10.4%	286	309	+ 8.0%	2	9	+ 350.0%
$500,000 and Above	100	143	+ 43.0%	98	139	+ 41.8%	2	4	+ 100.0%
All Price Ranges	**1,545**	**1,599**	**+ 3.5%**	**1,512**	**1,530**	**+ 1.2%**	**33**	**69**	**+ 109.1%**

By Bedroom	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**
1 Bedroom or Less	6	3	- 50.0%	5	3	- 40.0%	1	0	- 100.0%
2 Bedrooms	159	144	- 9.4%	149	133	- 10.7%	10	11	+ 10.0%
3 Bedrooms	953	963	+ 1.0%	931	908	- 2.5%	22	55	+ 150.0%
4 Bedrooms or More	427	489	+ 14.5%	427	486	+ 13.8%	0	3	--
All Bedroom Ranges	**1,545**	**1,599**	**+ 3.5%**	**1,512**	**1,530**	**+ 1.2%**	**33**	**69**	**+ 109.1%**

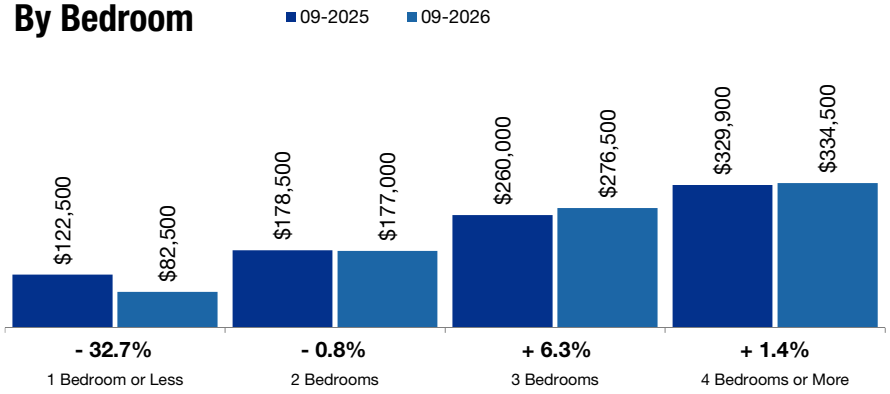
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month. **Based on a rolling 12-month median.**

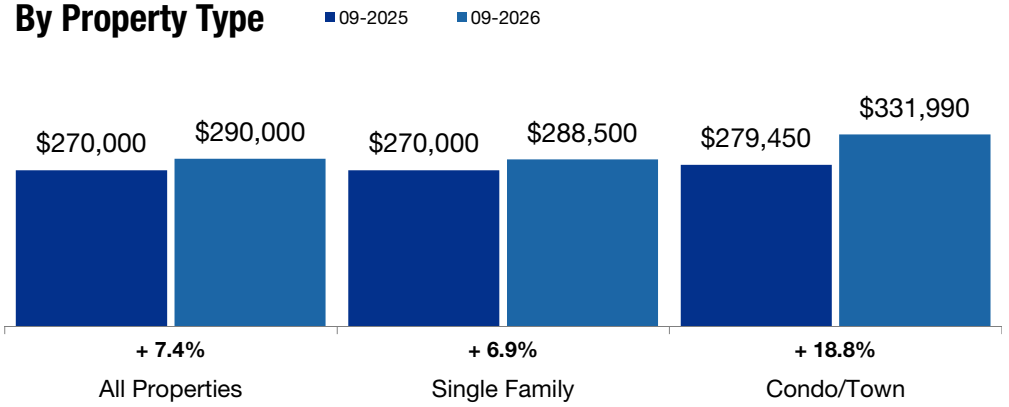
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Tri-Cities

By Bedroom



By Property Type



	All Properties			Single Family			Condo/Town		
By Bedroom	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**
1 Bedroom or Less	$122,500	$82,500	- 32.7%	$105,000	$82,500	- 21.4%	$217,500	--	--
2 Bedrooms	$178,500	$177,000	- 0.8%	$174,500	$295,000	+ 69.1%	$220,000	$239,500	+ 8.9%
3 Bedrooms	$260,000	$276,500	+ 6.3%	$260,000	$399,900	+ 53.8%	$320,000	$334,690	+ 4.6%
4 Bedrooms or More	$329,900	$334,500	+ 1.4%	$329,900	$487,870	+ 47.9%	$340,000	$453,000	+ 33.2%
All Bedroom Ranges	**$270,000**	**$290,000**	**+ 7.4%**	**$270,000**	**$288,500**	**+ 6.9%**	**$279,450**	**$331,990**	**+ 18.8%**

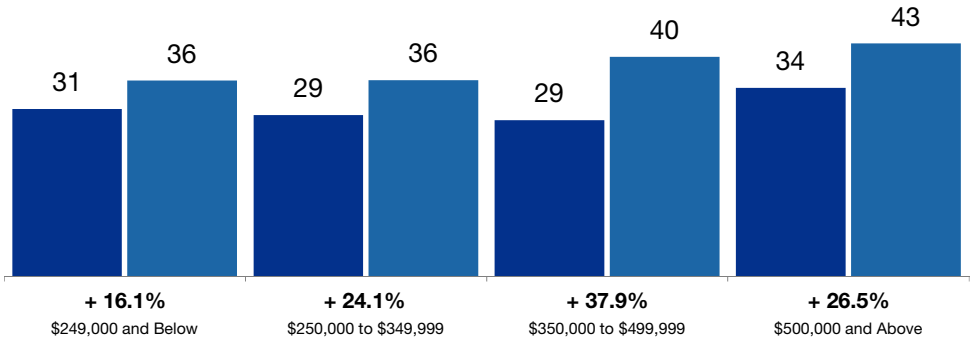
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted, in a given month.
Based on a rolling 12-month average.

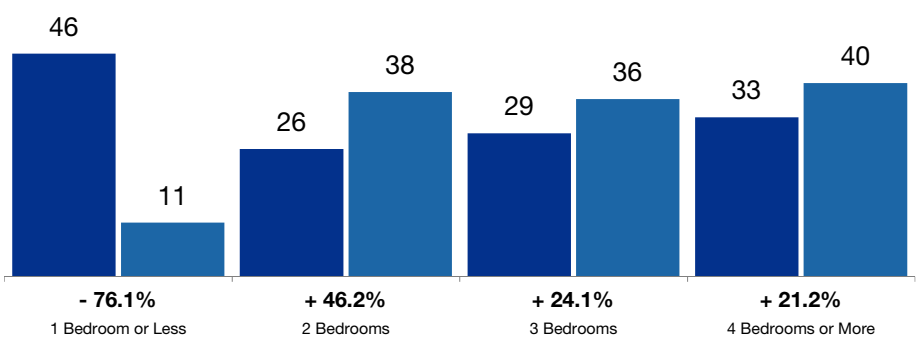
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Tri-Cities

By Price Range



By Bedroom



	All Properties			Single Family			Condo/Town		
By Price Range	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**
$249,000 and Below	31	36	+ 16.1%	31	36	+ 16.1%	29	41	+ 41.4%
$250,000 to $349,999	29	36	+ 24.1%	29	35	+ 20.7%	33	51	+ 54.5%
$350,000 to $499,999	29	40	+ 37.9%	29	40	+ 37.9%	11	30	+ 172.7%
$500,000 and Above	34	43	+ 26.5%	35	40	+ 14.3%	16	113	+ 606.3%
All Price Ranges	**30**	**37**	**+ 23.3%**	**30**	**37**	**+ 23.3%**	**30**	**50**	**+ 66.7%**

By Bedroom	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**
1 Bedroom or Less	46	11	- 76.1%	54	11	- 79.6%	1	--	--
2 Bedrooms	26	38	+ 46.2%	25	37	+ 48.0%	38	40	+ 5.3%
3 Bedrooms	29	36	+ 24.1%	29	35	+ 20.7%	27	50	+ 85.2%
4 Bedrooms or More	33	40	+ 21.2%	33	39	+ 18.2%	6	70	+ 1066.7%
All Bedroom Ranges	**30**	**37**	**+ 23.3%**	**30**	**37**	**+ 23.3%**	**30**	**50**	**+ 66.7%**

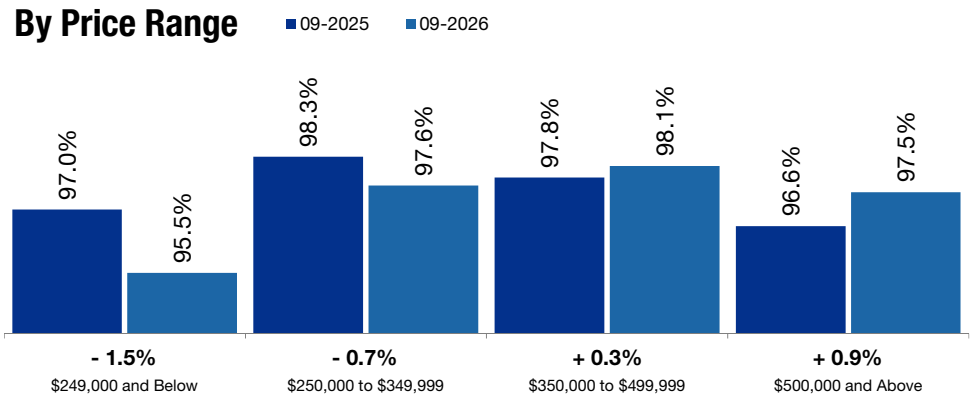
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, in a given month, not accounting for seller concessions. **Based on a rolling 12-month average.**

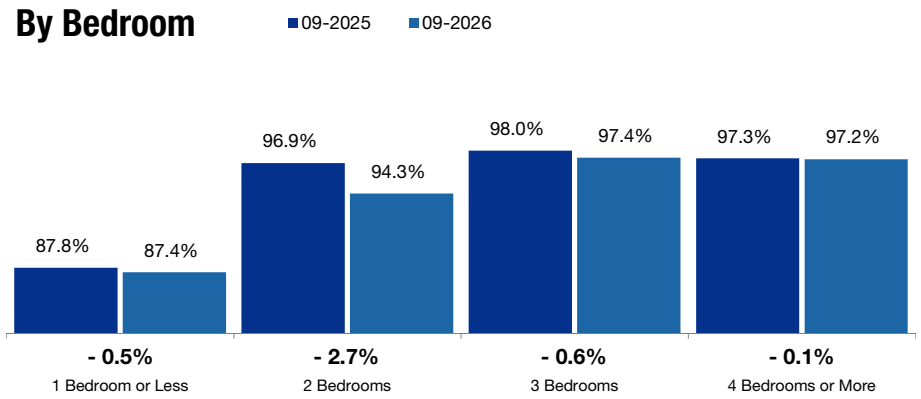
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Tri-Cities

By Price Range



By Bedroom



	All Properties			Single Family			Condo/Town		
By Price Range	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**
$249,000 and Below	97.0%	95.5%	- 1.5%	97.0%	95.5%	- 1.5%	99.3%	95.9%	- 3.4%
$250,000 to $349,999	98.3%	97.6%	- 0.7%	98.3%	97.5%	- 0.8%	99.6%	99.2%	- 0.4%
$350,000 to $499,999	97.8%	98.1%	+ 0.3%	97.8%	98.1%	+ 0.3%	98.6%	98.4%	- 0.2%
$500,000 and Above	96.6%	97.5%	+ 0.9%	96.7%	97.5%	+ 0.8%	95.7%	96.4%	+ 0.7%
All Price Ranges	**97.6%**	**97.1%**	**- 0.5%**	**97.6%**	**97.0%**	**- 0.6%**	**99.2%**	**98.5%**	**- 0.7%**

By Bedroom	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**
1 Bedroom or Less	87.8%	87.4%	- 0.5%	85.5%	87.4%	+ 2.2%	98.9%	--	--
2 Bedrooms	96.9%	94.3%	- 2.7%	96.7%	94.0%	- 2.8%	99.7%	97.9%	- 1.8%
3 Bedrooms	98.0%	97.4%	- 0.6%	98.0%	97.3%	- 0.7%	98.8%	98.6%	- 0.2%
4 Bedrooms or More	97.3%	97.2%	- 0.1%	97.3%	97.2%	- 0.1%	100.0%	98.3%	- 1.7%
All Bedroom Ranges	**97.6%**	**97.1%**	**- 0.5%**	**97.6%**	**97.0%**	**- 0.6%**	**99.2%**	**98.5%**	**- 0.7%**

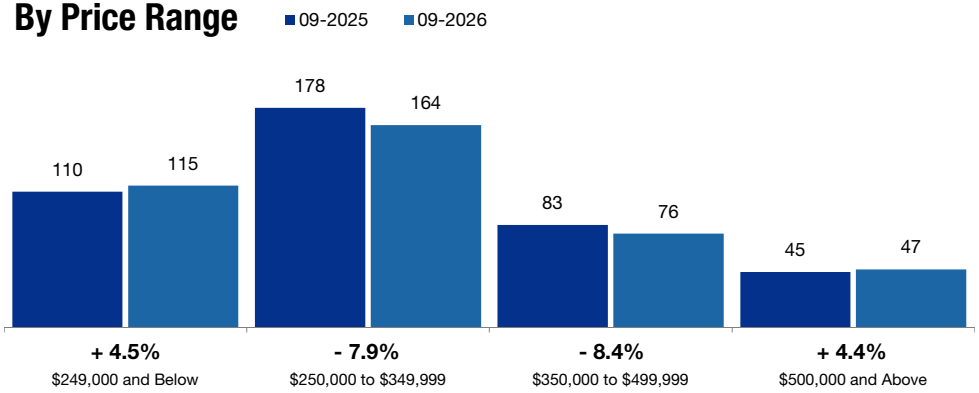
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.
Based on one month of activity.

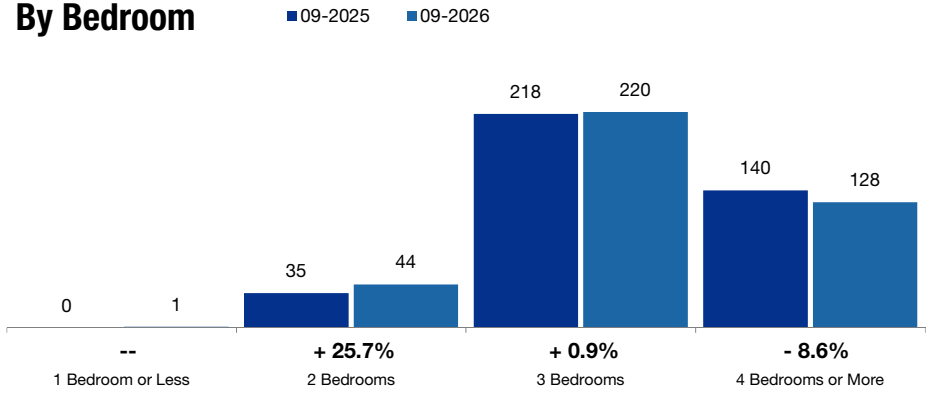
CVRMLS

Tri-Cities

By Price Range



By Bedroom



	All Properties			Single Family			Condo/Town		
By Price Range	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**
$249,000 and Below	110	115	+ 4.5%	108	111	+ 2.8%	2	4	+ 100.0%
$250,000 to $349,999	178	164	- 7.9%	167	146	- 12.6%	11	18	+ 63.6%
$350,000 to $499,999	83	76	- 8.4%	83	75	- 9.6%	0	1	--
$500,000 and Above	45	47	+ 4.4%	44	47	+ 6.8%	1	0	- 100.0%
All Price Ranges	**393**	**393**	**0.0%**	**379**	**370**	**- 2.4%**	**14**	**23**	**+ 64.3%**

By Bedroom	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**
1 Bedroom or Less	0	1	--	0	0	--	0	1	--
2 Bedrooms	35	44	+ 25.7%	33	41	+ 24.2%	2	3	+ 50.0%
3 Bedrooms	218	220	+ 0.9%	206	203	- 1.5%	12	17	+ 41.7%
4 Bedrooms or More	140	128	- 8.6%	140	126	- 10.0%	0	2	--
All Bedroom Ranges	**393**	**393**	**0.0%**	**379**	**370**	**- 2.4%**	**14**	**23**	**+ 64.3%**

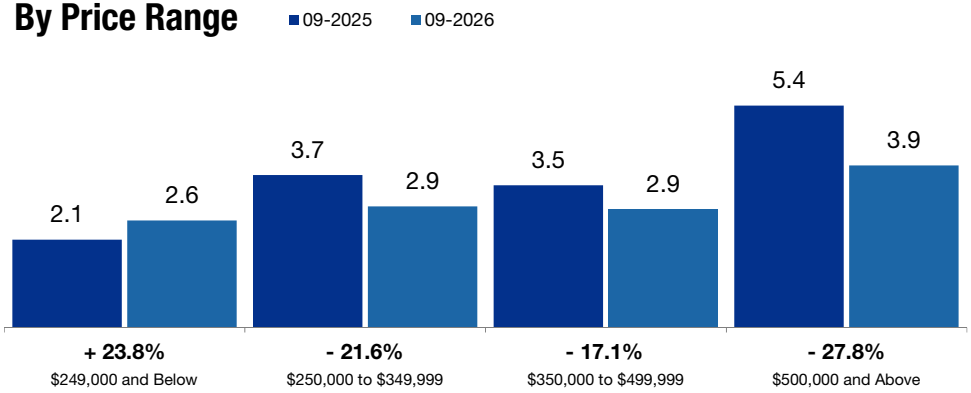
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

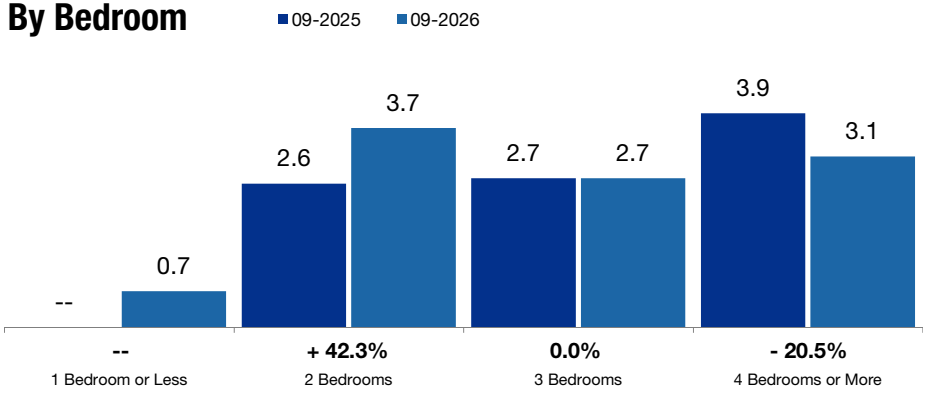
CVRMLS

Tri-Cities

By Price Range



By Bedroom



	All Properties			Single Family			Condo/Town		
By Price Range	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**
$249,000 and Below	2.1	2.6	+ 23.8%	2.1	2.6	+ 23.8%	1.0	2.8	+ 180.0%
$250,000 to $349,999	3.7	2.9	- 21.6%	3.6	2.8	- 22.2%	4.5	4.8	+ 6.7%
$350,000 to $499,999	3.5	2.9	- 17.1%	3.5	2.9	- 17.1%	--	0.8	--
$500,000 and Above	5.4	3.9	- 27.8%	5.4	4.1	- 24.1%	1.0	--	--
All Price Ranges	**3.1**	**2.9**	**- 6.5%**	**3.0**	**2.9**	**- 3.3%**	**4.7**	**4.0**	**- 14.9%**

By Bedroom	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**	**09-2025**	**09-2026**	**Change**
1 Bedroom or Less	--	0.7	--	--	--	--	--	--	--
2 Bedrooms	2.6	3.7	+ 42.3%	2.7	3.7	+ 37.0%	1.2	2.2	+ 83.3%
3 Bedrooms	2.7	2.7	0.0%	2.7	2.7	0.0%	5.5	3.7	- 32.7%
4 Bedrooms or More	3.9	3.1	- 20.5%	3.9	3.1	- 20.5%	--	2.0	--
All Bedroom Ranges	**3.1**	**2.9**	**- 6.5%**	**3.0**	**2.9**	**- 3.3%**	**4.7**	**4.0**	**- 14.9%**