

# Housing Supply Overview

## Tri-Cities

### March 2026

U.S. pending home sales rose for the first time in three months, climbing 1.8% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.6% decline in contract signings. Pending home sales increased in the South, Midwest, and West but decreased in the Northeast. For the 12-month period spanning April 2025 through March 2026, Pending sales in the Tri-Cities area region were up 3.8 percent overall. The price range with the largest gain in sales was the \$500,000 and Above range, where they increased 31.6 percent.

The overall Median Sales Price was up 8.8 percent to \$283,000. The property type with the largest price gain was the Condo/Town segment, where prices increased 32.5 percent to \$329,990. The price range that tended to sell the quickest was the \$350,000 to \$499,999 range at 32 days; the price range that tended to sell the slowest was the \$500,000 and Above range at 42 days.

Market-wide, inventory levels were up 3.5 percent. However, the property type with the largest gain was the Condo/Town segment, where they increased 280.0 percent. That amounts to 1.6 months supply for Single-Family homes and 4.2 months supply for Condo/Town.

### Quick Facts

**+ 31.6%**

**+ 14.9%**

**+ 72.4%**

Price Range With Strongest Pending Sales:  
**\$500,000 and Above**

Home Size With Strongest Pending Sales:  
**4 Bedrooms or More**

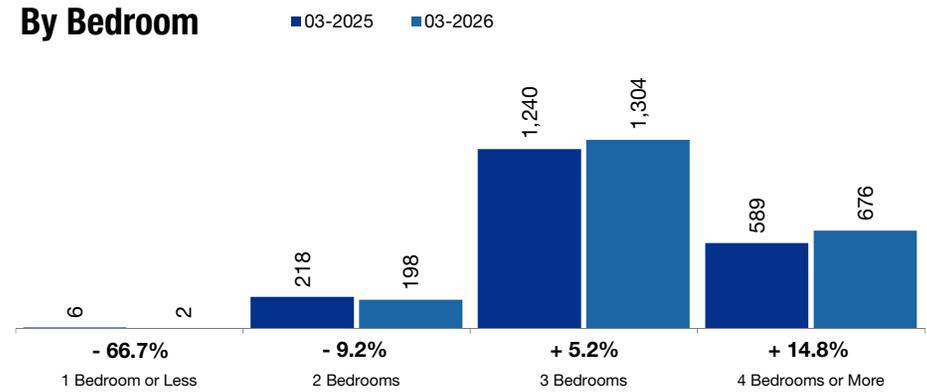
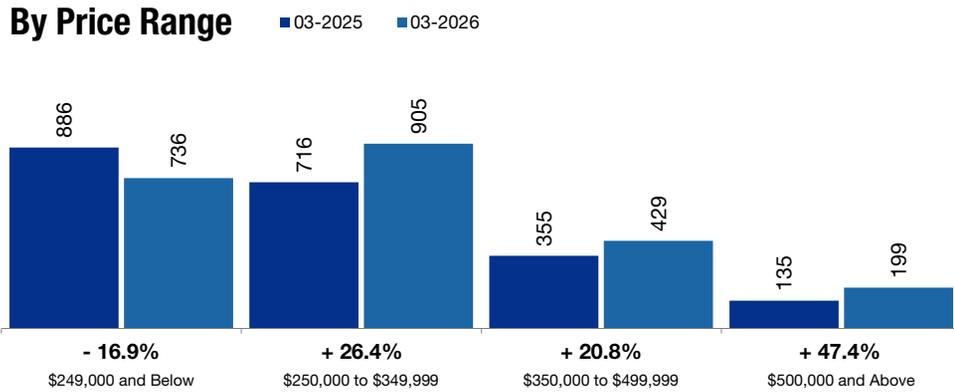
Property Type With Strongest Pending Sales:  
**Condo/Town**

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

New Listings	<b>2</b>
Pending Sales	<b>3</b>
Median Sales Price	<b>4</b>
Days on Market Until Sale	<b>5</b>
Percent of Original List Price Received	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>

# 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.



All Properties			
By Price Range	03-2025	03-2026	Change
\$249,000 and Below	886	736	- 16.9%
\$250,000 to \$349,999	716	905	+ 26.4%
\$350,000 to \$499,999	355	429	+ 20.8%
\$500,000 and Above	135	199	+ 47.4%
<b>All Price Ranges</b>	<b>2,053</b>	<b>2,180</b>	<b>+ 6.2%</b>

Single Family			Condo/Town		
03-2025	03-2026	Change	03-2025	03-2026	Change
869	720	- 17.1%	17	16	- 5.9%
705	841	+ 19.3%	11	64	+ 481.8%
349	421	+ 20.6%	6	8	+ 33.3%
131	195	+ 48.9%	4	4	0.0%
<b>2,016</b>	<b>2,088</b>	<b>+ 3.6%</b>	<b>37</b>	<b>92</b>	<b>+ 148.6%</b>

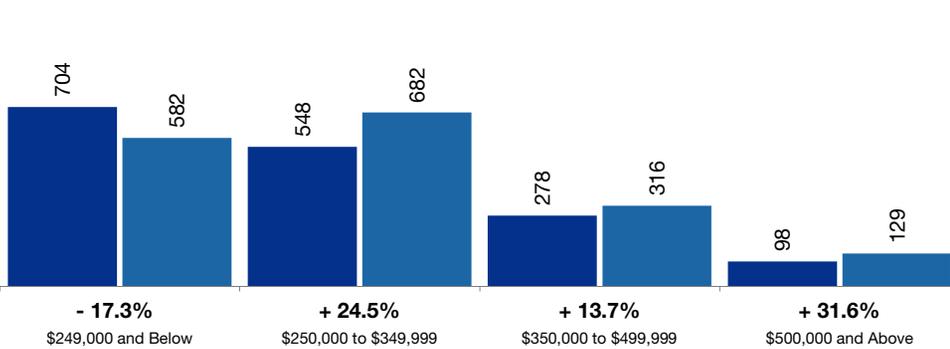
By Bedroom	03-2025	03-2026	Change
1 Bedroom or Less	6	2	- 66.7%
2 Bedrooms	218	198	- 9.2%
3 Bedrooms	1,240	1,304	+ 5.2%
4 Bedrooms or More	589	676	+ 14.8%
<b>All Bedroom Ranges</b>	<b>2,053</b>	<b>2,180</b>	<b>+ 6.2%</b>

03-2025	03-2026	Change	03-2025	03-2026	Change
6	1	- 83.3%	0	1	--
205	186	- 9.3%	13	12	- 7.7%
1,220	1,227	+ 0.6%	20	77	+ 285.0%
585	674	+ 15.2%	4	2	- 50.0%
<b>2,016</b>	<b>2,088</b>	<b>+ 3.6%</b>	<b>37</b>	<b>92</b>	<b>+ 148.6%</b>

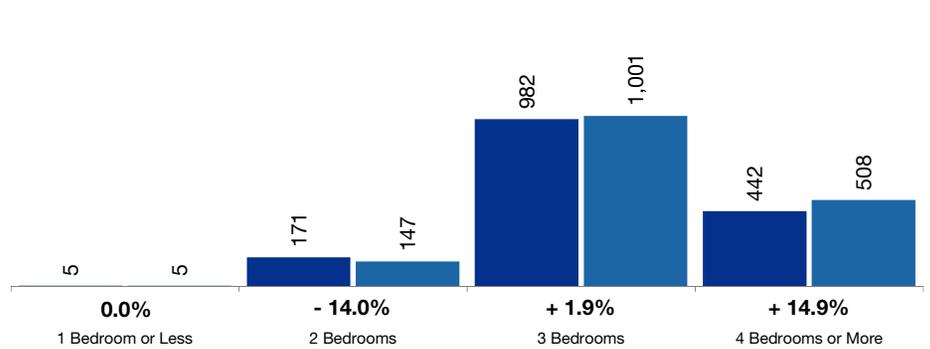
# Pending Sales

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

## By Price Range



## By Bedroom



### All Properties

By Price Range	03-2025	03-2026	Change
\$249,000 and Below	704	582	- 17.3%
\$250,000 to \$349,999	548	682	+ 24.5%
\$350,000 to \$499,999	278	316	+ 13.7%
\$500,000 and Above	98	129	+ 31.6%
<b>All Price Ranges</b>	<b>1,600</b>	<b>1,661</b>	<b>+ 3.8%</b>

### Single Family

03-2025	03-2026	Change
691	574	- 16.9%
538	645	+ 19.9%
274	312	+ 13.9%
96	127	+ 32.3%
<b>1,571</b>	<b>1,611</b>	<b>+ 2.5%</b>

### Condo/Town

03-2025	03-2026	Change
13	8	- 38.5%
10	37	+ 270.0%
4	4	0.0%
2	2	0.0%
<b>29</b>	<b>50</b>	<b>+ 72.4%</b>

### By Bedroom

03-2025	03-2026	Change
5	5	0.0%
171	147	- 14.0%
982	1,001	+ 1.9%
442	508	+ 14.9%
<b>1,600</b>	<b>1,661</b>	<b>+ 3.8%</b>

03-2025	03-2026	Change
5	4	- 20.0%
160	141	- 11.9%
967	959	- 0.8%
439	507	+ 15.5%
<b>1,571</b>	<b>1,611</b>	<b>+ 2.5%</b>

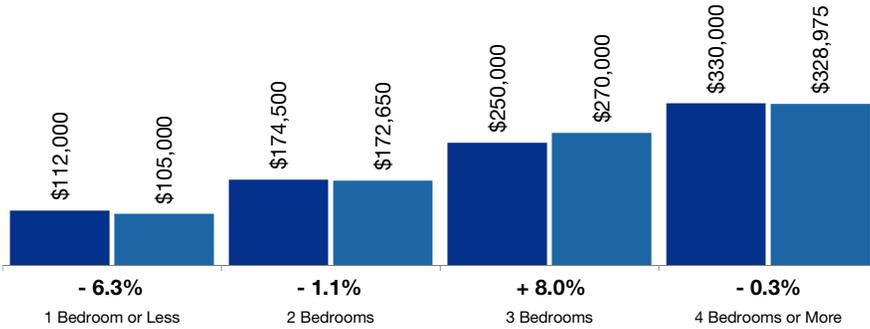
03-2025	03-2026	Change
0	1	--
11	6	- 45.5%
15	42	+ 180.0%
3	1	- 66.7%
<b>29</b>	<b>50</b>	<b>+ 72.4%</b>

# 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.**

## By Bedroom

03-2025 03-2026



## By Property Type

03-2025 03-2026



By Bedroom	All Properties		
	03-2025	03-2026	Change
1 Bedroom or Less	\$112,000	\$105,000	- 6.3%
2 Bedrooms	\$174,500	\$172,650	- 1.1%
3 Bedrooms	\$250,000	\$270,000	+ 8.0%
4 Bedrooms or More	\$330,000	\$328,975	- 0.3%
<b>All Bedroom Ranges</b>	<b>\$260,000</b>	<b>\$283,000</b>	<b>+ 8.8%</b>

	Single Family			Condo/Town		
	03-2025	03-2026	Change	03-2025	03-2026	Change
1 Bedroom or Less	\$112,000	\$102,500	- 8.5%	--	\$217,500	--
2 Bedrooms	\$170,000	\$295,000	+ 73.5%	\$204,000	\$220,000	+ 7.8%
3 Bedrooms	\$250,000	\$392,000	+ 56.8%	\$249,000	\$331,990	+ 33.3%
4 Bedrooms or More	\$329,950	\$490,000	+ 48.5%	\$415,000	\$429,500	+ 3.5%
<b>All Bedroom Ranges</b>	<b>\$260,000</b>	<b>\$280,000</b>	<b>+ 7.7%</b>	<b>\$249,000</b>	<b>\$329,990</b>	<b>+ 32.5%</b>

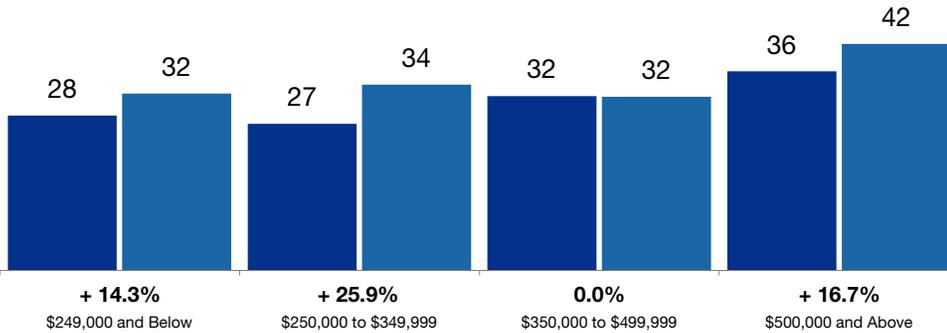
# Days on Market Until Sale

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.

Tri-Cities

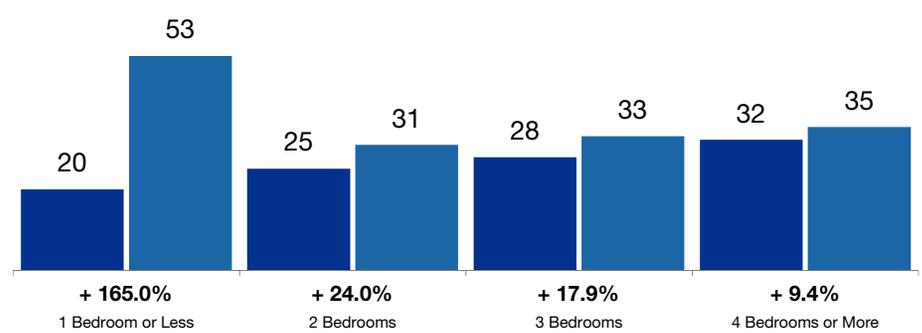
## By Price Range

■ 03-2025 ■ 03-2026



## By Bedroom

■ 03-2025 ■ 03-2026



### All Properties

By Price Range	03-2025	03-2026	Change
\$249,000 and Below	28	32	+ 14.3%
\$250,000 to \$349,999	27	34	+ 25.9%
\$350,000 to \$499,999	32	32	0.0%
\$500,000 and Above	36	42	+ 16.7%
<b>All Price Ranges</b>	<b>29</b>	<b>34</b>	<b>+ 17.2%</b>

### Single Family

03-2025	03-2026	Change
28	33	+ 17.9%
27	34	+ 25.9%
32	32	0.0%
37	41	+ 10.8%
<b>29</b>	<b>33</b>	<b>+ 13.8%</b>

### Condo/Town

03-2025	03-2026	Change
46	16	- 65.2%
49	42	- 14.3%
10	8	- 20.0%
5	68	+ 1260.0%
<b>40</b>	<b>37</b>	<b>- 7.5%</b>

### By Bedroom

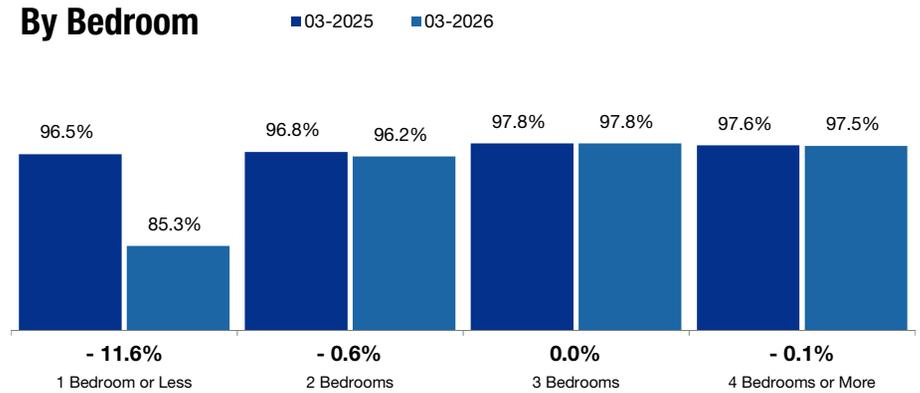
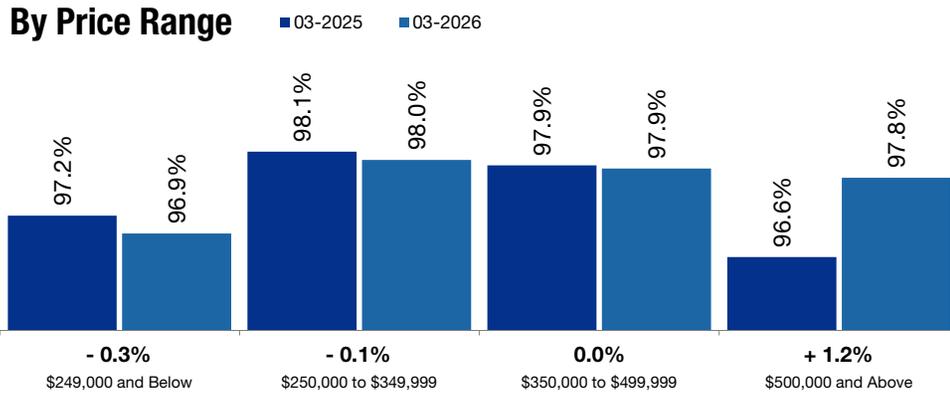
03-2025	03-2026	Change
20	53	+ 165.0%
25	31	+ 24.0%
28	33	+ 17.9%
32	35	+ 9.4%
<b>29</b>	<b>34</b>	<b>+ 17.2%</b>

03-2025	03-2026	Change
20	66	+ 230.0%
24	31	+ 29.2%
28	33	+ 17.9%
32	35	+ 9.4%
<b>29</b>	<b>33</b>	<b>+ 13.8%</b>

03-2025	03-2026	Change
--	1	--
39	23	- 41.0%
47	41	- 12.8%
14	2	- 85.7%
<b>40</b>	<b>37</b>	<b>- 7.5%</b>

# 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.**



All Properties			
By Price Range	03-2025	03-2026	Change
\$249,000 and Below	97.2%	96.9%	- 0.3%
\$250,000 to \$349,999	98.1%	98.0%	- 0.1%
\$350,000 to \$499,999	97.9%	97.9%	0.0%
\$500,000 and Above	96.6%	97.8%	+ 1.2%
<b>All Price Ranges</b>	<b>97.7%</b>	<b>97.6%</b>	<b>- 0.1%</b>

Single Family			Condo/Town		
03-2025	03-2026	Change	03-2025	03-2026	Change
97.2%	96.9%	- 0.3%	95.9%	100.7%	+ 5.0%
98.2%	97.9%	- 0.3%	97.1%	100.0%	+ 3.0%
97.9%	97.9%	0.0%	99.3%	100.0%	+ 0.7%
96.6%	97.7%	+ 1.1%	95.7%	100.0%	+ 4.5%
<b>97.7%</b>	<b>97.5%</b>	<b>- 0.2%</b>	<b>96.8%</b>	<b>100.1%</b>	<b>+ 3.4%</b>

By Bedroom	03-2025	03-2026	Change
1 Bedroom or Less	96.5%	85.3%	- 11.6%
2 Bedrooms	96.8%	96.2%	- 0.6%
3 Bedrooms	97.8%	97.8%	0.0%
4 Bedrooms or More	97.6%	97.5%	- 0.1%
<b>All Bedroom Ranges</b>	<b>97.7%</b>	<b>97.6%</b>	<b>- 0.1%</b>

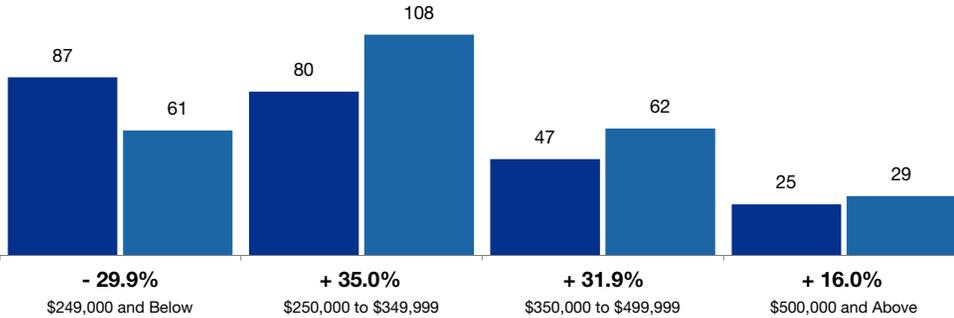
03-2025	03-2026	Change	03-2025	03-2026	Change
96.5%	81.9%	- 15.1%	--	98.9%	--
96.8%	96.0%	- 0.8%	96.7%	101.6%	+ 5.1%
97.9%	97.8%	- 0.1%	96.1%	99.8%	+ 3.9%
97.6%	97.5%	- 0.1%	100.0%	100.0%	0.0%
<b>97.7%</b>	<b>97.5%</b>	<b>- 0.2%</b>	<b>96.8%</b>	<b>100.1%</b>	<b>+ 3.4%</b>

# Inventory of Homes for Sale

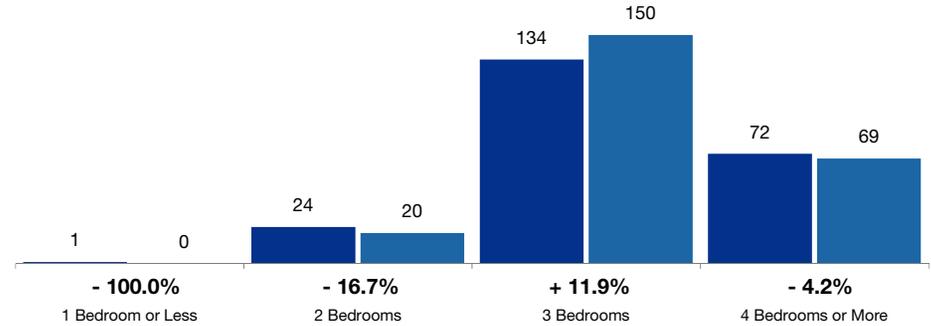
The number of properties available for sale in active status at the end of a given month.  
Based on one month of activity.

Tri-Cities

## By Price Range



## By Bedroom



### All Properties

By Price Range	03-2025	03-2026	Change
\$249,000 and Below	87	61	- 29.9%
\$250,000 to \$349,999	80	108	+ 35.0%
\$350,000 to \$499,999	47	62	+ 31.9%
\$500,000 and Above	25	29	+ 16.0%
<b>All Price Ranges</b>	<b>231</b>	<b>239</b>	<b>+ 3.5%</b>

### Single Family

03-2025	03-2026	Change
85	60	- 29.4%
79	95	+ 20.3%
46	58	+ 26.1%
23	27	+ 17.4%
<b>226</b>	<b>220</b>	<b>- 2.7%</b>

### Condo/Town

03-2025	03-2026	Change
2	1	- 50.0%
1	13	+ 1200.0%
1	4	+ 300.0%
2	2	0.0%
<b>5</b>	<b>19</b>	<b>+ 280.0%</b>

### By Bedroom

03-2025	03-2026	Change
1	0	- 100.0%
24	20	- 16.7%
134	150	+ 11.9%
72	69	- 4.2%
<b>231</b>	<b>239</b>	<b>+ 3.5%</b>

03-2025	03-2026	Change
1	0	- 100.0%
23	19	- 17.4%
131	133	+ 1.5%
71	68	- 4.2%
<b>226</b>	<b>220</b>	<b>- 2.7%</b>

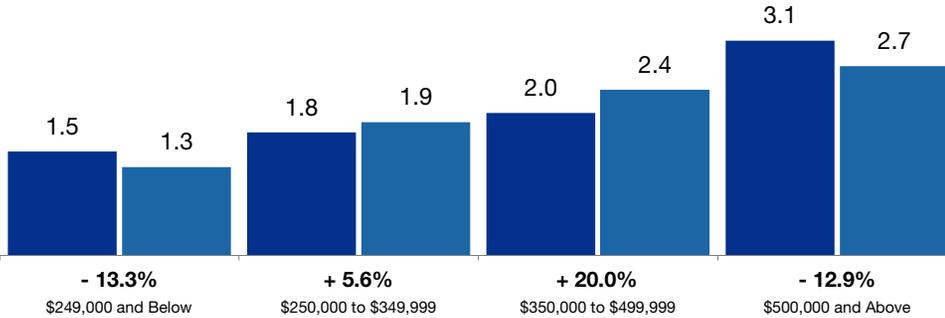
03-2025	03-2026	Change
0	0	--
1	1	0.0%
3	17	+ 466.7%
1	1	0.0%
<b>5</b>	<b>19</b>	<b>+ 280.0%</b>

# 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.

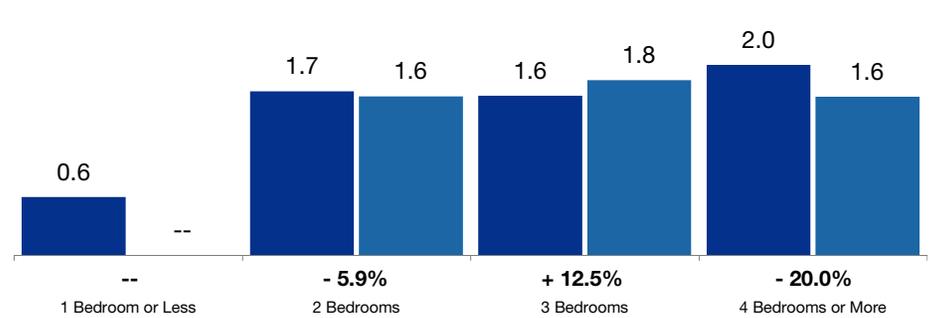
## By Price Range

■ 03-2025 ■ 03-2026



## By Bedroom

■ 03-2025 ■ 03-2026



### All Properties

By Price Range	03-2025	03-2026	Change
\$249,000 and Below	1.5	1.3	- 13.3%
\$250,000 to \$349,999	1.8	1.9	+ 5.6%
\$350,000 to \$499,999	2.0	2.4	+ 20.0%
\$500,000 and Above	3.1	2.7	- 12.9%
<b>All Price Ranges</b>	<b>1.7</b>	<b>1.7</b>	<b>0.0%</b>

### Single Family

03-2025	03-2026	Change
1.5	1.3	- 13.3%
1.8	1.8	0.0%
2.0	2.2	+ 10.0%
2.9	2.6	- 10.3%
<b>1.7</b>	<b>1.6</b>	<b>- 5.9%</b>

### Condo/Town

03-2025	03-2026	Change
1.2	0.6	- 50.0%
0.9	3.5	+ 288.9%
0.8	4.0	+ 400.0%
2.0	2.0	0.0%
<b>2.1</b>	<b>4.2</b>	<b>+ 100.0%</b>

### By Bedroom

By Bedroom	03-2025	03-2026	Change
1 Bedroom or Less	0.6	--	--
2 Bedrooms	1.7	1.6	- 5.9%
3 Bedrooms	1.6	1.8	+ 12.5%
4 Bedrooms or More	2.0	1.6	- 20.0%
<b>All Bedroom Ranges</b>	<b>1.7</b>	<b>1.7</b>	<b>0.0%</b>

03-2025	03-2026	Change	03-2025	03-2026	Change
0.6	--	--	--	--	--
1.7	1.6	- 5.9%	0.8	0.7	- 12.5%
1.6	1.7	+ 6.3%	2.2	4.5	+ 104.5%
1.9	1.6	- 15.8%	0.7	1.0	+ 42.9%
<b>1.7</b>	<b>1.6</b>	<b>- 5.9%</b>	<b>2.1</b>	<b>4.2</b>	<b>+ 100.0%</b>