Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Colonial Heights City

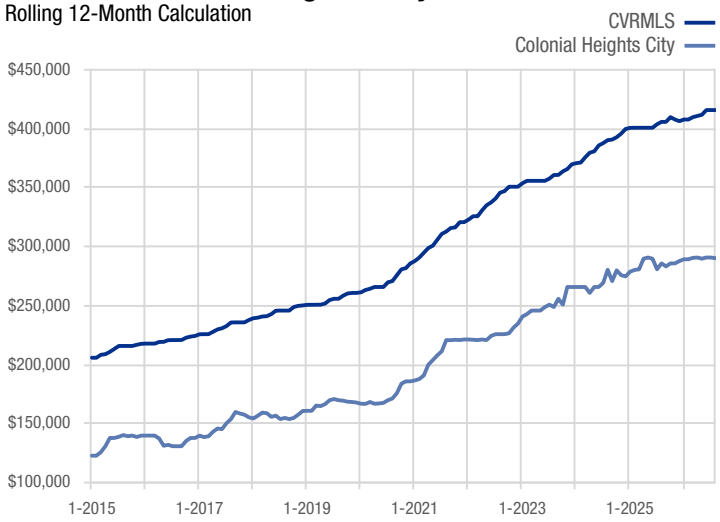
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	29	**24**	- 17.2%	188	**218**	+ 16.0%
Pending Sales	25	**21**	- 16.0%	166	**166**	0.0%
Closed Sales	26	**20**	- 23.1%	162	**156**	- 3.7%
Days on Market Until Sale	22	**15**	- 31.8%	25	**26**	+ 4.0%
Median Sales Price*	$299,500	**$279,750**	- 6.6%	$287,000	**$290,000**	+ 1.0%
Average Sales Price*	$304,375	**$268,620**	- 11.7%	$294,527	**$293,765**	- 0.3%
Percent of Original List Price Received*	97.5%	**98.2%**	+ 0.7%	98.4%	**97.8%**	- 0.6%
Inventory of Homes for Sale	32	**44**	+ 37.5%	—	**—**	—
Months Supply of Inventory	1.6	**2.3**	+ 43.8%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**3**	—	6	**11**	+ 83.3%
Pending Sales	1	**0**	- 100.0%	4	**6**	+ 50.0%
Closed Sales	0	**1**	—	3	**7**	+ 133.3%
Days on Market Until Sale	—	**2**	—	57	**9**	- 84.2%
Median Sales Price*	—	**$255,000**	—	$285,000	**$270,000**	- 5.3%
Average Sales Price*	—	**$255,000**	—	$271,767	**$318,286**	+ 17.1%
Percent of Original List Price Received*	—	**100.0%**	—	97.7%	**98.5%**	+ 0.8%
Inventory of Homes for Sale	3	**5**	+ 66.7%	—	**—**	—
Months Supply of Inventory	2.6	**3.5**	+ 34.6%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

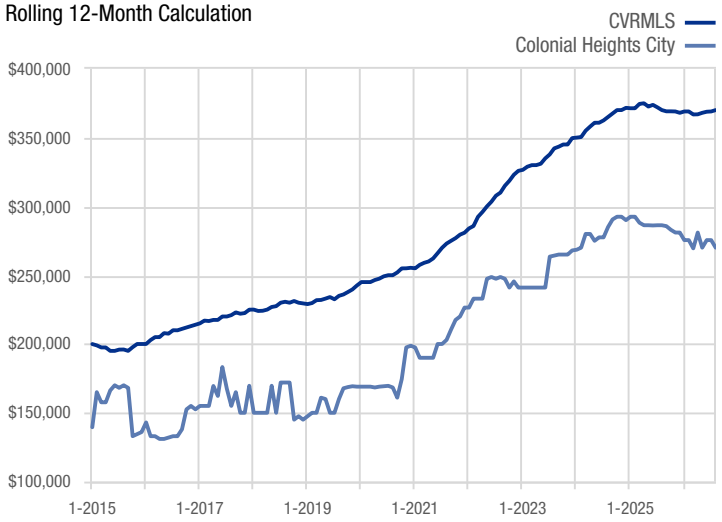
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.