Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Colonial Heights City

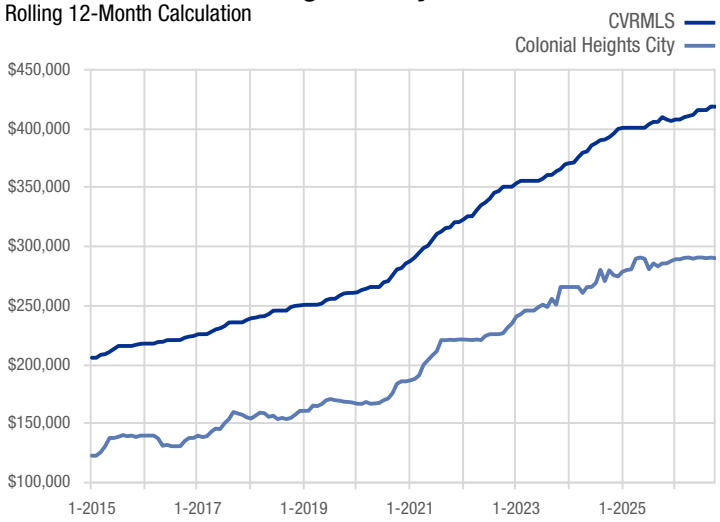
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	28	**20**	- 28.6%	243	**253**	+ 4.1%
Pending Sales	21	**10**	- 52.4%	204	**191**	- 6.4%
Closed Sales	20	**14**	- 30.0%	198	**191**	- 3.5%
Days on Market Until Sale	30	**41**	+ 36.7%	25	**28**	+ 12.0%
Median Sales Price*	$324,500	**$276,000**	- 14.9%	$287,000	**$289,950**	+ 1.0%
Average Sales Price*	$332,250	**$294,343**	- 11.4%	$297,338	**$294,733**	- 0.9%
Percent of Original List Price Received*	97.5%	**96.8%**	- 0.7%	98.2%	**97.6%**	- 0.6%
Inventory of Homes for Sale	40	**44**	+ 10.0%	—	**—**	—
Months Supply of Inventory	2.0	**2.4**	+ 20.0%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1	**0**	- 100.0%	8	**11**	+ 37.5%
Pending Sales	3	**1**	- 66.7%	7	**7**	0.0%
Closed Sales	0	**0**	0.0%	4	**7**	+ 75.0%
Days on Market Until Sale	—	**—**	—	52	**9**	- 82.7%
Median Sales Price*	—	**—**	—	$283,000	**$270,000**	- 4.6%
Average Sales Price*	—	**—**	—	$274,075	**$318,286**	+ 16.1%
Percent of Original List Price Received*	—	**—**	—	98.8%	**98.5%**	- 0.3%
Inventory of Homes for Sale	1	**2**	+ 100.0%	—	**—**	—
Months Supply of Inventory	0.7	**1.8**	+ 157.1%	—	**—**	—

* 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.

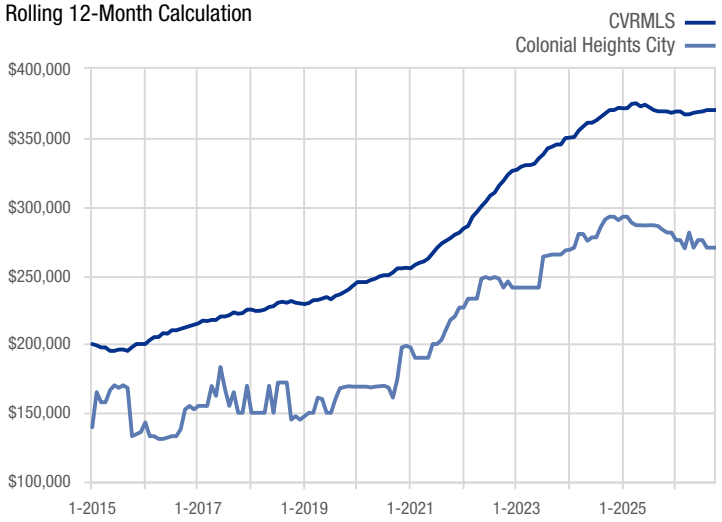
Median Sales Price - Single-Family

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 November 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.