# Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

# Tri-Cities

Colonial Heights, Dinwiddie, Hopewell, Petersburg, and Prince George

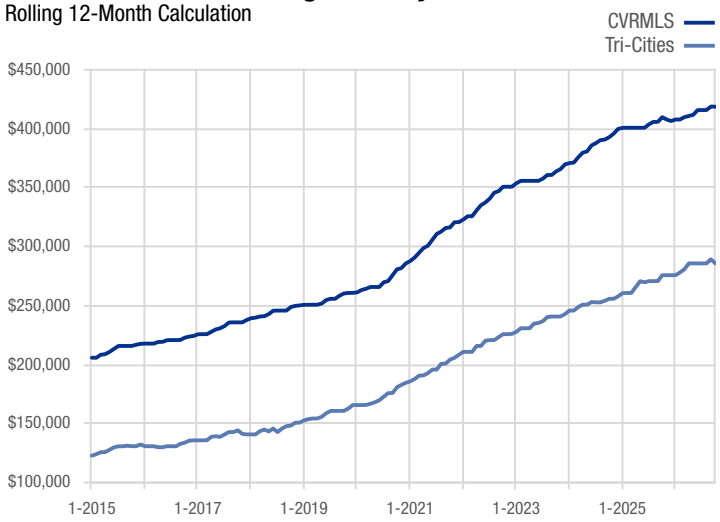
| Single Family | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 201 | **166** | - 17.4% | 1,830 | **1,828** | - 0.1% |
| Pending Sales | 144 | **101** | - 29.9% | 1,341 | **1,262** | - 5.9% |
| Closed Sales | 120 | **102** | - 15.0% | 1,288 | **1,251** | - 2.9% |
| Days on Market Until Sale | 31 | **36** | + 16.1% | 30 | **36** | + 20.0% |
| Median Sales Price* | $300,000 | **$279,450** | - 6.9% | $275,000 | **$285,000** | + 3.6% |
| Average Sales Price* | $297,562 | **$302,218** | + 1.6% | $282,298 | **$296,507** | + 5.0% |
| Percent of Original List Price Received* | 95.8% | **96.9%** | + 1.1% | 97.7% | **97.0%** | - 0.7% |
| Inventory of Homes for Sale | 380 | **390** | + 2.6% | — | **—** | — |
| Months Supply of Inventory | 3.0 | **3.2** | + 6.7% | — | **—** | — |

| Condo/Town | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 14 | **5** | - 64.3% | 59 | **91** | + 54.2% |
| Pending Sales | 3 | **3** | 0.0% | 29 | **59** | + 103.4% |
| Closed Sales | 1 | **9** | + 800.0% | 22 | **57** | + 159.1% |
| Days on Market Until Sale | 15 | **16** | + 6.7% | 32 | **46** | + 43.8% |
| Median Sales Price* | $325,990 | **$310,990** | - 4.6% | $280,000 | **$329,990** | + 17.9% |
| Average Sales Price* | $325,990 | **$271,510** | - 16.7% | $280,577 | **$304,358** | + 8.5% |
| Percent of Original List Price Received* | 101.9% | **99.7%** | - 2.2% | 99.8% | **98.4%** | - 1.4% |
| Inventory of Homes for Sale | 22 | **20** | - 9.1% | — | **—** | — |
| Months Supply of Inventory | 7.6 | **3.5** | - 53.9% | — | **—** | — |

* 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.

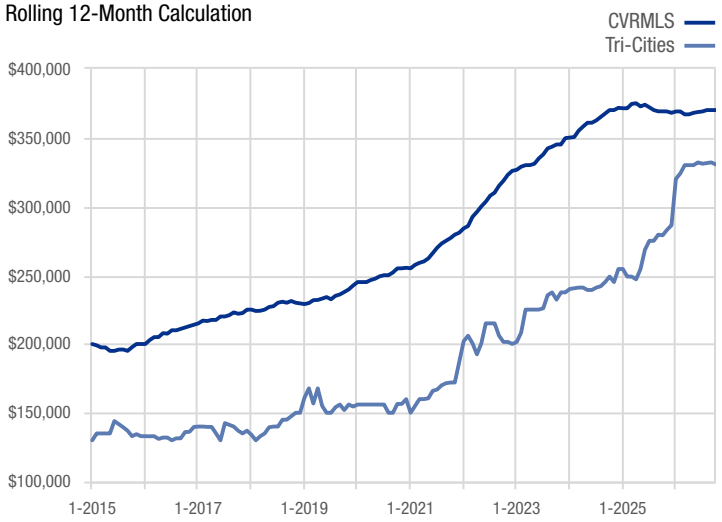
## Median Sales Price - Single-Family

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.