Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.

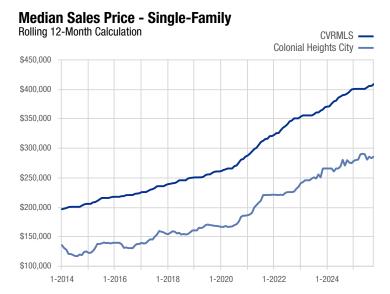


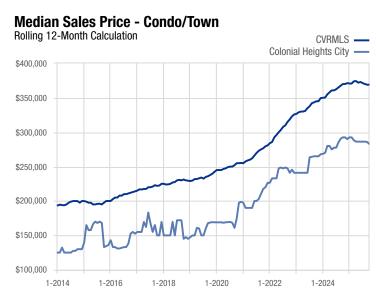
Colonial Heights City

Single Family		October			Year to Date	
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	23	27	+ 17.4%	240	242	+ 0.8%
Pending Sales	24	22	- 8.3%	207	203	- 1.9%
Closed Sales	21	20	- 4.8%	194	196	+ 1.0%
Days on Market Until Sale	19	30	+ 57.9%	23	25	+ 8.7%
Median Sales Price*	\$290,000	\$324,500	+ 11.9%	\$275,000	\$287,000	+ 4.4%
Average Sales Price*	\$305,443	\$332,250	+ 8.8%	\$284,594	\$297,338	+ 4.5%
Percent of Original List Price Received*	97.2%	97.5%	+ 0.3%	98.8%	98.2%	- 0.6%
Inventory of Homes for Sale	30	38	+ 26.7%		_	_
Months Supply of Inventory	1.5	1.9	+ 26.7%		_	_

Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	2	1	- 50.0%	12	8	- 33.3%
Pending Sales	1	3	+ 200.0%	8	7	- 12.5%
Closed Sales	2	0	- 100.0%	9	4	- 55.6%
Days on Market Until Sale	15			22	52	+ 136.4%
Median Sales Price*	\$315,000			\$290,000	\$283,000	- 2.4%
Average Sales Price*	\$315,000		_	\$312,661	\$274,075	- 12.3%
Percent of Original List Price Received*	98.3%			98.7%	98.8%	+ 0.1%
Inventory of Homes for Sale	4	1	- 75.0%		_	_
Months Supply of Inventory	3.6	0.7	- 80.6%		_	_

^{*} 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.





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.