

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

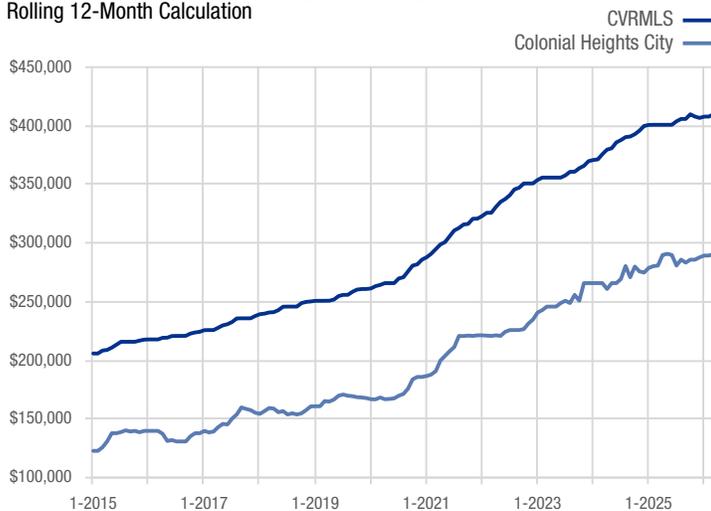
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	32	24	- 25.0%	61	62	+ 1.6%
Pending Sales	22	25	+ 13.6%	48	60	+ 25.0%
Closed Sales	16	19	+ 18.8%	43	45	+ 4.7%
Days on Market Until Sale	45	18	- 60.0%	30	28	- 6.7%
Median Sales Price*	\$289,500	\$327,500	+ 13.1%	\$287,000	\$300,000	+ 4.5%
Average Sales Price*	\$298,056	\$302,983	+ 1.7%	\$295,317	\$300,430	+ 1.7%
Percent of Original List Price Received*	98.6%	98.1%	- 0.5%	97.3%	97.1%	- 0.2%
Inventory of Homes for Sale	30	23	- 23.3%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	1	3	+ 200.0%	2	4	+ 100.0%
Pending Sales	1	1	0.0%	3	2	- 33.3%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Days on Market Until Sale	143	4	- 97.2%	143	2	- 98.6%
Median Sales Price*	\$286,300	\$255,000	- 10.9%	\$286,300	\$245,000	- 14.4%
Average Sales Price*	\$286,300	\$255,000	- 10.9%	\$286,300	\$245,000	- 14.4%
Percent of Original List Price Received*	96.7%	100.0%	+ 3.4%	96.7%	98.0%	+ 1.3%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.5	—	—	—	—

* 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.

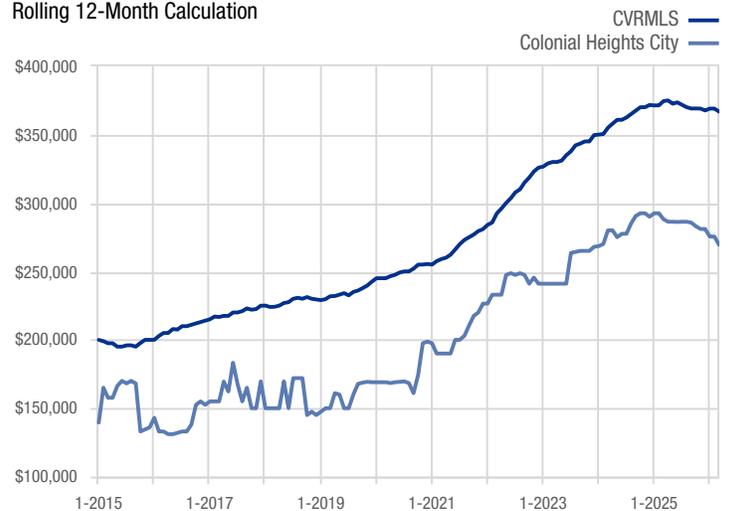
Median Sales Price - Single-Family

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.