

Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

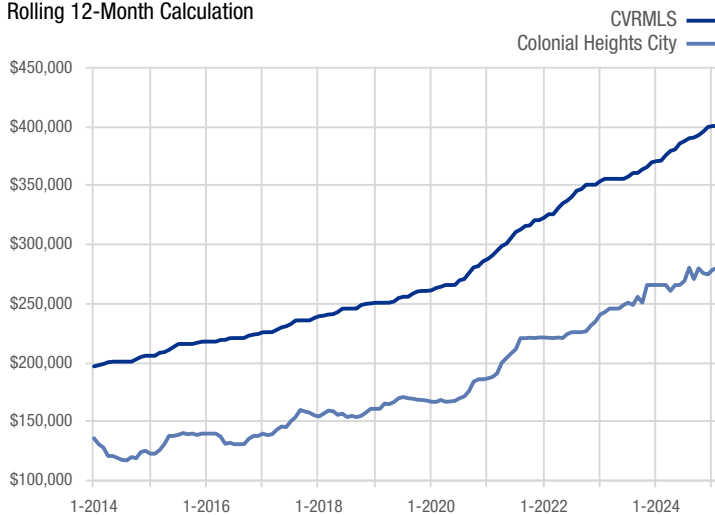
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	24	12	- 50.0%	41	29	- 29.3%
Pending Sales	21	17	- 19.0%	47	26	- 44.7%
Closed Sales	23	12	- 47.8%	38	27	- 28.9%
Days on Market Until Sale	41	21	- 48.8%	34	21	- 38.2%
Median Sales Price*	\$265,000	\$288,200	+ 8.8%	\$256,000	\$287,000	+ 12.1%
Average Sales Price*	\$284,412	\$286,817	+ 0.8%	\$271,510	\$293,694	+ 8.2%
Percent of Original List Price Received*	98.1%	96.3%	- 1.8%	99.6%	96.5%	- 3.1%
Inventory of Homes for Sale	18	21	+ 16.7%	—	—	—
Months Supply of Inventory	1.0	1.2	+ 20.0%	—	—	—

Condo/Town	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	1	1	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	14	—	—
Median Sales Price*	—	—	—	\$270,000	—	—
Average Sales Price*	—	—	—	\$270,000	—	—
Percent of Original List Price Received*	—	—	—	100.4%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

* 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.

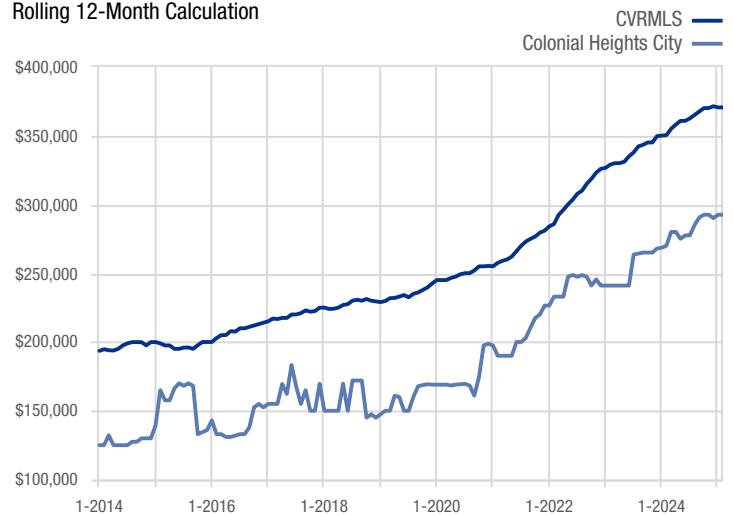
Median Sales Price - Single-Family

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.