

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	24	7	- 70.8%	287	268	- 6.6%
Pending Sales	19	8	- 57.9%	240	227	- 5.4%
Closed Sales	16	14	- 12.5%	237	231	- 2.5%
Days on Market Until Sale	28	32	+ 14.3%	24	26	+ 8.3%
Median Sales Price*	\$274,500	\$301,250	+ 9.7%	\$274,000	\$287,000	+ 4.7%
Average Sales Price*	\$290,492	\$316,104	+ 8.8%	\$283,748	\$296,348	+ 4.4%
Percent of Original List Price Received*	98.5%	100.5%	+ 2.0%	98.5%	98.1%	- 0.4%
Inventory of Homes for Sale	32	28	- 12.5%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

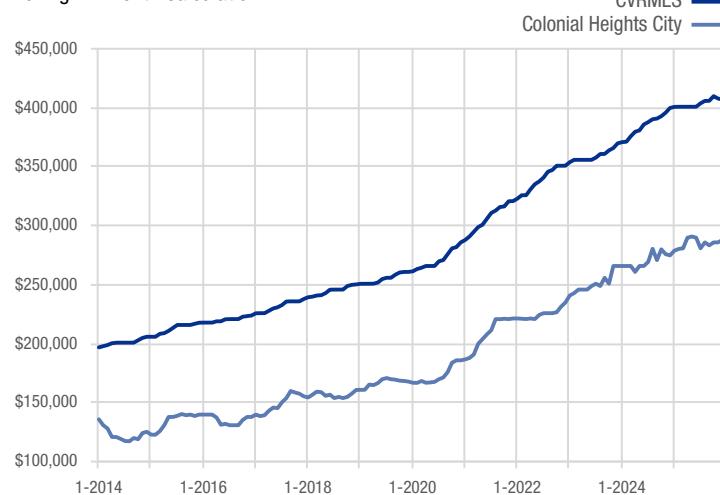
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	1	—	13	9	- 30.8%
Pending Sales	0	1	—	10	9	- 10.0%
Closed Sales	2	0	- 100.0%	11	7	- 36.4%
Days on Market Until Sale	18	—	—	22	59	+ 168.2%
Median Sales Price*	\$392,500	—	—	\$290,000	\$281,000	- 3.1%
Average Sales Price*	\$392,500	—	—	\$327,177	\$294,971	- 9.8%
Percent of Original List Price Received*	95.7%	—	—	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	2.7	—	—	—	—	—

* 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.

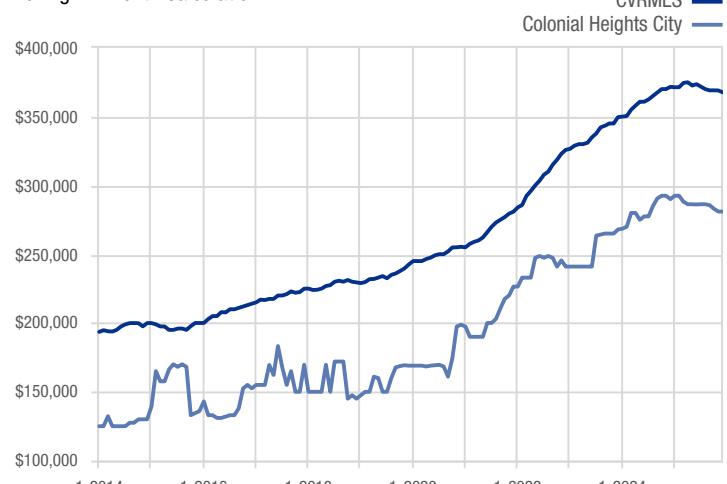
Median Sales Price - Single-Family

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.