

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

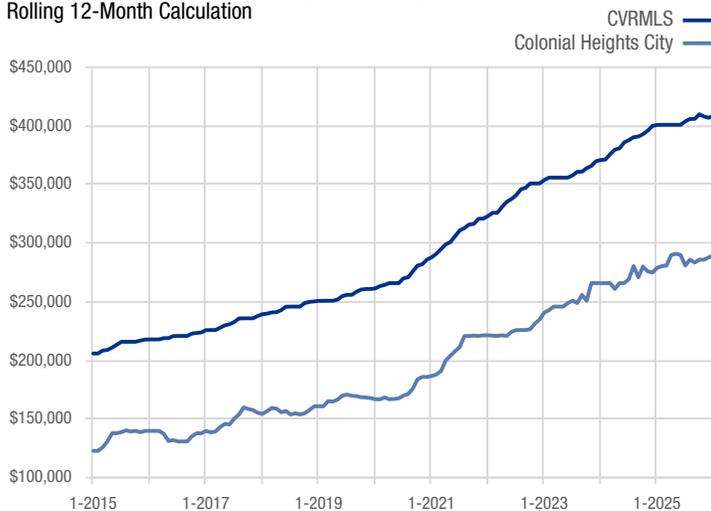
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	17	18	+ 5.9%	17	18	+ 5.9%
Pending Sales	9	16	+ 77.8%	9	16	+ 77.8%
Closed Sales	15	14	- 6.7%	15	14	- 6.7%
Days on Market Until Sale	20	36	+ 80.0%	20	36	+ 80.0%
Median Sales Price*	\$287,000	\$308,000	+ 7.3%	\$287,000	\$308,000	+ 7.3%
Average Sales Price*	\$299,197	\$310,873	+ 3.9%	\$299,197	\$310,873	+ 3.9%
Percent of Original List Price Received*	96.7%	94.8%	- 2.0%	96.7%	94.8%	- 2.0%
Inventory of Homes for Sale	31	27	- 12.9%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	0	—	—	0	—
Median Sales Price*	—	\$235,000	—	—	\$235,000	—
Average Sales Price*	—	\$235,000	—	—	\$235,000	—
Percent of Original List Price Received*	—	95.9%	—	—	95.9%	—
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.8	—	—	—	—	—

* 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.

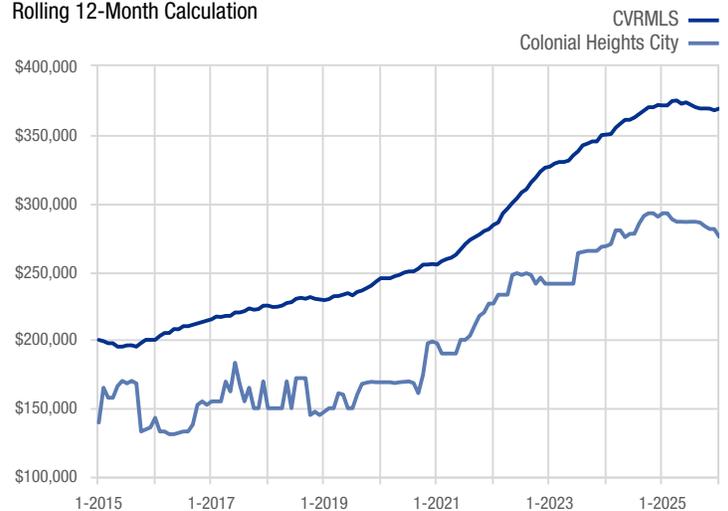
Median Sales Price - Single-Family

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.