

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



Tri-Cities

Colonial Heights, Dinwiddie, Hopewell, Petersburg, and Prince George

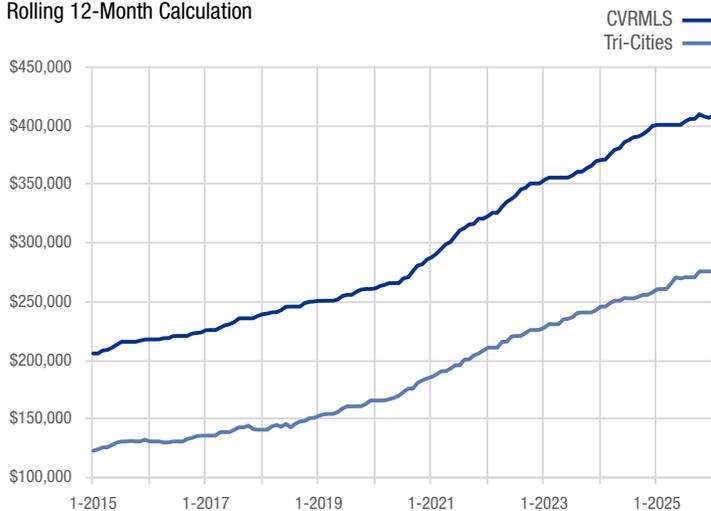
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	137	146	+ 6.6%	137	146	+ 6.6%
Pending Sales	95	142	+ 49.5%	95	142	+ 49.5%
Closed Sales	91	91	0.0%	91	91	0.0%
Days on Market Until Sale	33	38	+ 15.2%	33	38	+ 15.2%
Median Sales Price*	\$272,500	\$273,000	+ 0.2%	\$272,500	\$273,000	+ 0.2%
Average Sales Price*	\$277,261	\$299,339	+ 8.0%	\$277,261	\$299,339	+ 8.0%
Percent of Original List Price Received*	96.0%	95.4%	- 0.6%	96.0%	95.4%	- 0.6%
Inventory of Homes for Sale	280	248	- 11.4%	—	—	—
Months Supply of Inventory	2.2	1.9	- 13.6%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	3	5	+ 66.7%	3	5	+ 66.7%
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Days on Market Until Sale	50	27	- 46.0%	50	27	- 46.0%
Median Sales Price*	\$277,500	\$335,990	+ 21.1%	\$277,500	\$335,990	+ 21.1%
Average Sales Price*	\$277,500	\$303,993	+ 9.5%	\$277,500	\$303,993	+ 9.5%
Percent of Original List Price Received*	99.1%	98.7%	- 0.4%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	7	18	+ 157.1%	—	—	—
Months Supply of Inventory	3.0	4.6	+ 53.3%	—	—	—

* 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.

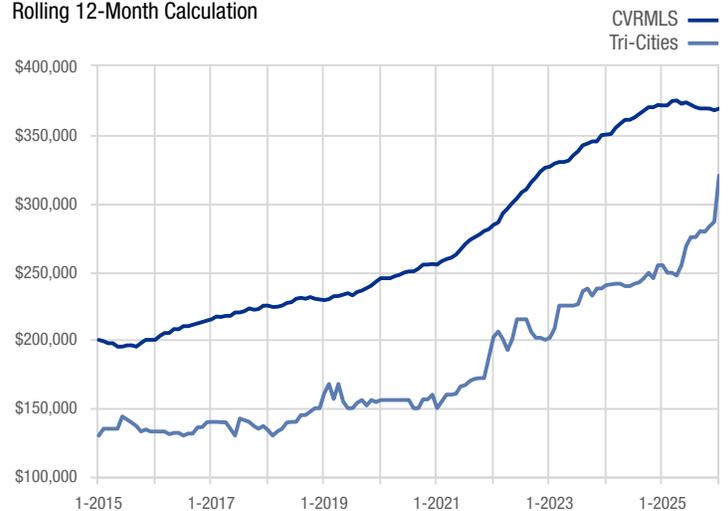
Median Sales Price - Single-Family

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.