

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

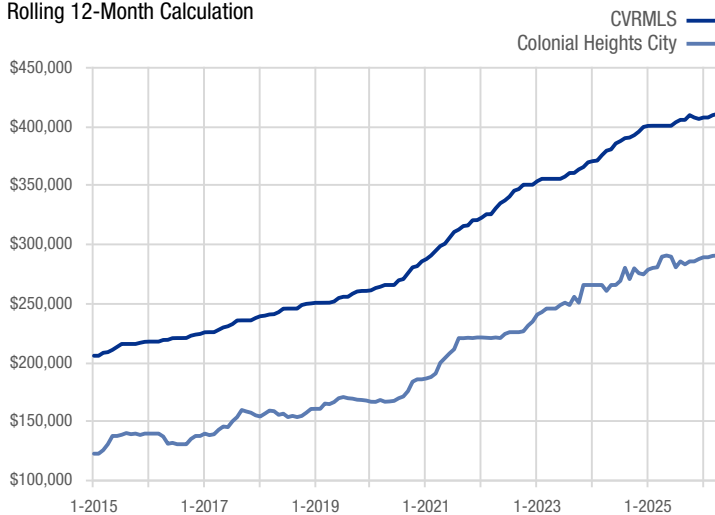
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	21	29	+ 38.1%	82	92	+ 12.2%
Pending Sales	26	25	- 3.8%	74	85	+ 14.9%
Closed Sales	13	22	+ 69.2%	56	67	+ 19.6%
Days on Market Until Sale	20	43	+ 115.0%	27	33	+ 22.2%
Median Sales Price*	\$265,000	\$292,500	+ 10.4%	\$286,000	\$300,000	+ 4.9%
Average Sales Price*	\$287,462	\$299,791	+ 4.3%	\$293,494	\$300,220	+ 2.3%
Percent of Original List Price Received*	100.9%	98.0%	- 2.9%	98.1%	97.4%	- 0.7%
Inventory of Homes for Sale	23	25	+ 8.7%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1	2	+ 100.0%	3	6	+ 100.0%
Pending Sales	0	2	—	3	4	+ 33.3%
Closed Sales	1	2	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	5	13	+ 160.0%	74	8	- 89.2%
Median Sales Price*	\$244,000	\$380,000	+ 55.7%	\$265,150	\$315,000	+ 18.8%
Average Sales Price*	\$244,000	\$380,000	+ 55.7%	\$265,150	\$312,500	+ 17.9%
Percent of Original List Price Received*	99.6%	98.9%	- 0.7%	98.2%	98.4%	+ 0.2%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

* 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.

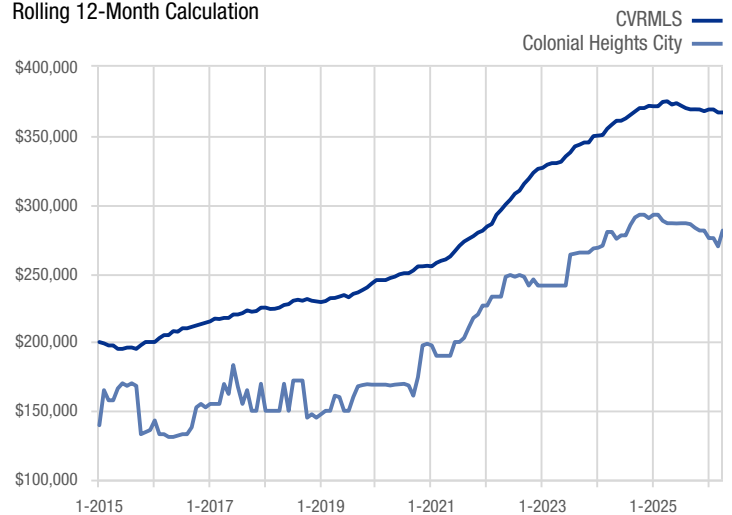
Median Sales Price - Single-Family

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.