

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



Tri-Cities

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

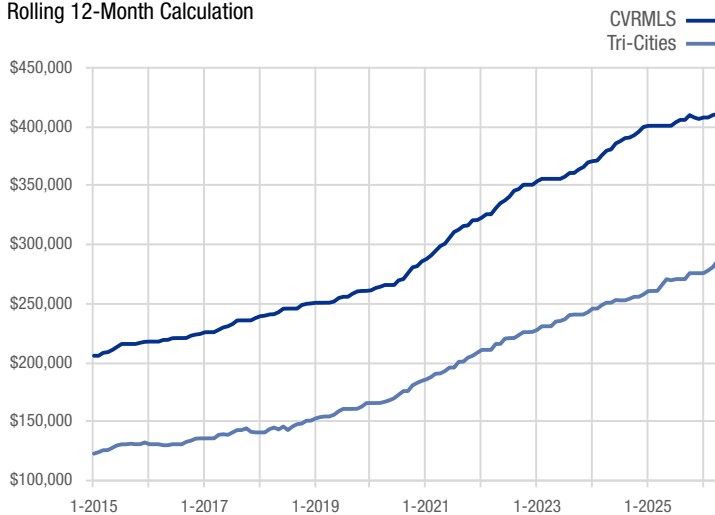
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	220	169	- 23.2%	670	662	- 1.2%
Pending Sales	171	149	- 12.9%	556	573	+ 3.1%
Closed Sales	133	135	+ 1.5%	451	480	+ 6.4%
Days on Market Until Sale	33	44	+ 33.3%	36	44	+ 22.2%
Median Sales Price*	\$262,000	\$292,500	+ 11.6%	\$264,500	\$289,900	+ 9.6%
Average Sales Price*	\$268,083	\$299,268	+ 11.6%	\$271,399	\$297,987	+ 9.8%
Percent of Original List Price Received*	98.3%	97.1%	- 1.2%	97.6%	96.6%	- 1.0%
Inventory of Homes for Sale	247	232	- 6.1%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	4	5	+ 25.0%	12	33	+ 175.0%
Pending Sales	1	11	+ 1,000.0%	7	28	+ 300.0%
Closed Sales	3	5	+ 66.7%	6	23	+ 283.3%
Days on Market Until Sale	9	46	+ 411.1%	54	46	- 14.8%
Median Sales Price*	\$212,000	\$215,000	+ 1.4%	\$228,000	\$335,990	+ 47.4%
Average Sales Price*	\$192,000	\$241,200	+ 25.6%	\$221,967	\$311,258	+ 40.2%
Percent of Original List Price Received*	106.6%	91.8%	- 13.9%	100.6%	98.0%	- 2.6%
Inventory of Homes for Sale	7	13	+ 85.7%	—	—	—
Months Supply of Inventory	3.1	2.4	- 22.6%	—	—	—

* 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.

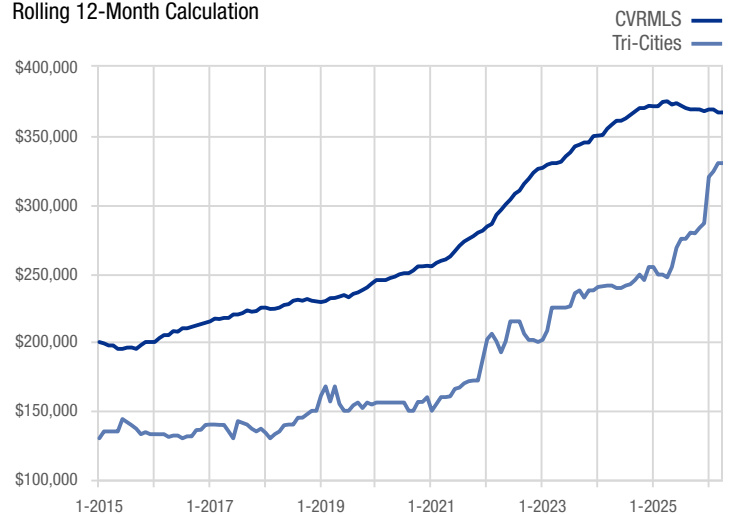
Median Sales Price - Single-Family

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.