Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

Colonial Heights City

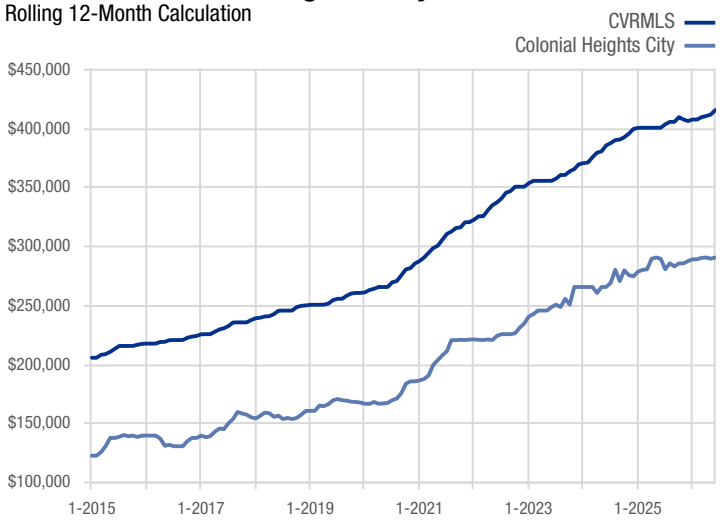
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	23	**27**	+ 17.4%	134	**154**	+ 14.9%
Pending Sales	23	**24**	+ 4.3%	122	**127**	+ 4.1%
Closed Sales	25	**17**	- 32.0%	113	**113**	0.0%
Days on Market Until Sale	23	**22**	- 4.3%	25	**30**	+ 20.0%
Median Sales Price*	$258,000	**$310,000**	+ 20.2%	$287,000	**$297,000**	+ 3.5%
Average Sales Price*	$266,824	**$318,102**	+ 19.2%	$293,521	**$299,126**	+ 1.9%
Percent of Original List Price Received*	97.0%	**98.2%**	+ 1.2%	98.4%	**97.8%**	- 0.6%
Inventory of Homes for Sale	23	**33**	+ 43.5%	—	—	—
Months Supply of Inventory	1.1	**1.7**	+ 54.5%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	0	**1**	—	4	**8**	+ 100.0%
Pending Sales	0	**0**	0.0%	3	**5**	+ 66.7%
Closed Sales	0	**1**	—	3	**6**	+ 100.0%
Days on Market Until Sale	—	**25**	—	57	**10**	- 82.5%
Median Sales Price*	—	**$453,000**	—	$285,000	**$322,500**	+ 13.2%
Average Sales Price*	—	**$453,000**	—	$271,767	**$328,833**	+ 21.0%
Percent of Original List Price Received*	—	**99.6%**	—	97.7%	**98.3%**	+ 0.6%
Inventory of Homes for Sale	2	**3**	+ 50.0%	—	—	—
Months Supply of Inventory	1.8	**2.1**	+ 16.7%	—	—	—

* 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.

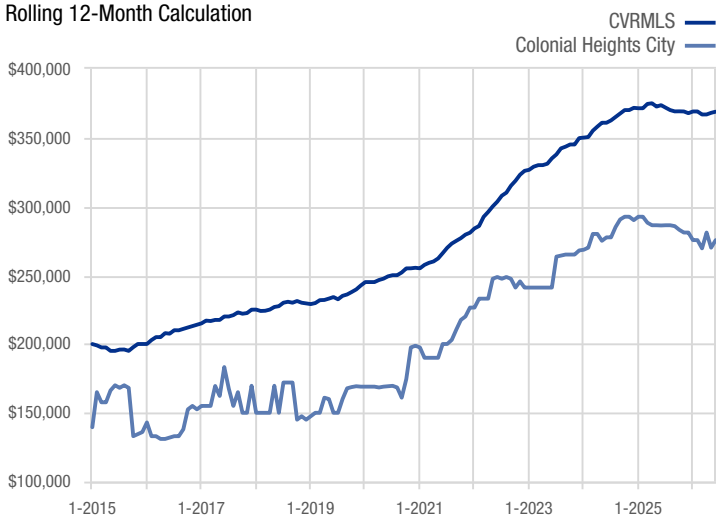
Median Sales Price - Single-Family

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.

Current as of July 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.