

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

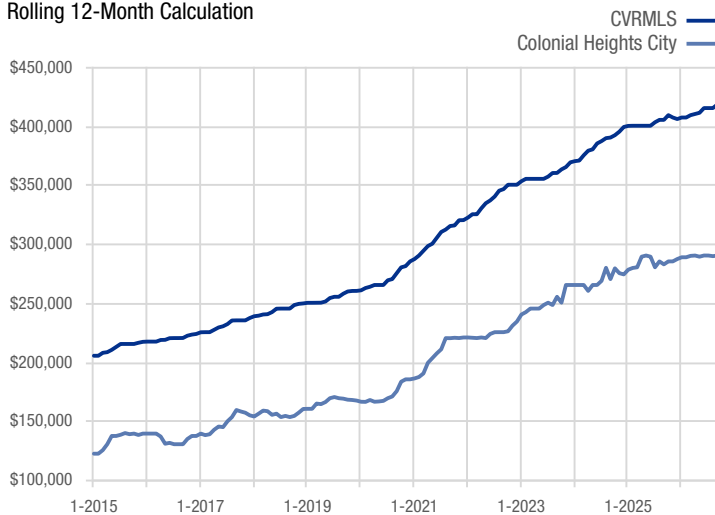
Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	27	12	- 55.6%	215	232	+ 7.9%
Pending Sales	17	15	- 11.8%	183	182	- 0.5%
Closed Sales	16	21	+ 31.3%	178	177	- 0.6%
Days on Market Until Sale	20	31	+ 55.0%	25	27	+ 8.0%
Median Sales Price*	\$252,250	\$277,500	+ 10.0%	\$285,500	\$289,950	+ 1.6%
Average Sales Price*	\$281,806	\$302,506	+ 7.3%	\$293,371	\$294,764	+ 0.5%
Percent of Original List Price Received*	97.0%	96.5%	- 0.5%	98.3%	97.7%	- 0.6%
Inventory of Homes for Sale	40	40	0.0%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	0	- 100.0%	7	11	+ 57.1%
Pending Sales	0	0	0.0%	4	6	+ 50.0%
Closed Sales	1	0	- 100.0%	4	7	+ 75.0%
Days on Market Until Sale	34	—	—	52	9	- 82.7%
Median Sales Price*	\$281,000	—	—	\$283,000	\$270,000	- 4.6%
Average Sales Price*	\$281,000	—	—	\$274,075	\$318,286	+ 16.1%
Percent of Original List Price Received*	102.2%	—	—	98.8%	98.5%	- 0.3%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	2.6	2.8	+ 7.7%	—	—	—

* 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.

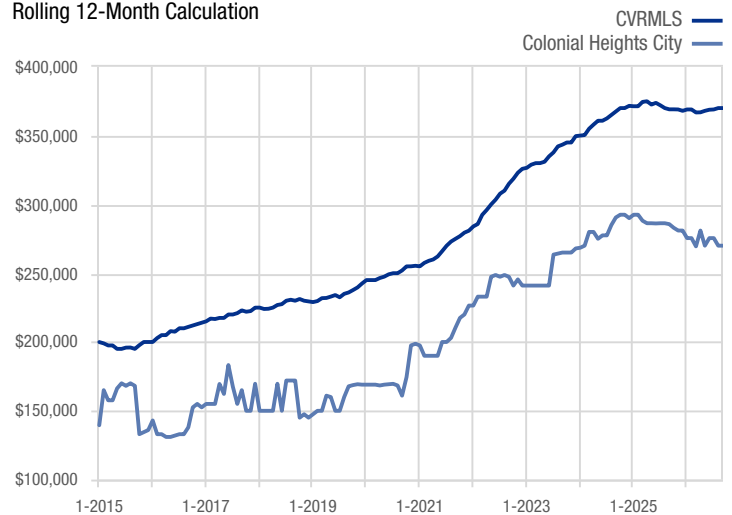
Median Sales Price - Single-Family

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.