

2025

Colonial Beach, VA

Sold Summary

| | 2025 | 2024 | % Change |
|----------------------------|--------------|---------------|----------|
| Sold Dollar Volume | \$89,471,111 | \$106,061,769 | -15.64% |
| Avg Sold Price | \$360,590 | \$353,408 | 2.03% |
| Median Sold Price | \$327,500 | \$325,000 | 0.77% |
| Units Sold | 246 | 297 | -17.17% |
| Avg Days on Market | 53 | 47 | 12.77% |
| Avg List Price for Solds | \$363,703 | \$357,110 | 1.85% |
| Avg SP to OLP Ratio | 98.5% | 97.3% | 1.19% |
| Ratio of Avg SP to Avg OLP | 98.1% | 97.0% | 1.20% |
| Attached Avg Sold Price | \$297,892 | \$339,524 | -12.26% |
| Detached Avg Sold Price | \$364,374 | \$354,198 | 2.87% |
| Attached Units Sold | 14 | 16 | -12.50% |
| Detached Units Sold | 232 | 281 | -17.44% |

Financing (Sold)

| | |
|--------------|----|
| Assumption | 0 |
| Cash | 33 |
| Conventional | 91 |
| FHA | 49 |
| Other | 2 |
| Owner | 0 |
| VA | 63 |

Days on Market (Sold)

| | |
|------------|----|
| 0 | 3 |
| 1 to 10 | 54 |
| 11 to 20 | 24 |
| 21 to 30 | 23 |
| 31 to 60 | 61 |
| 61 to 90 | 36 |
| 91 to 120 | 17 |
| 121 to 180 | 11 |
| 181 to 360 | 14 |
| 361 to 720 | 3 |
| 721+ | 0 |

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

| Price Ranges | Residential | | | | | | Condo/Coop |
|----------------------------|--------------|-------------|------------|-------------|--------------|-------------|------------|
| | 2 or Less BR | | 3 BR | | 4 or More BR | | All |
| | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH | Attached |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$150K to \$199,999 | 2 | 0 | 1 | 0 | 0 | 0 | 0 |
| \$200K to \$299,999 | 13 | 3 | 40 | 0 | 2 | 0 | 6 |
| \$300K to \$399,999 | 10 | 0 | 106 | 0 | 9 | 2 | 1 |
| \$400K to \$499,999 | 1 | 0 | 11 | 0 | 11 | 2 | 0 |
| \$500K to \$599,999 | 2 | 0 | 8 | 0 | 2 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 3 | 0 | 5 | 0 | 0 |
| \$800K to \$999,999 | 1 | 0 | 2 | 0 | 1 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 30 | 3 | 171 | 0 | 31 | 4 | 7 |
| Avg Sold Price | \$312,660 | \$258,000 | \$351,011 | \$0 | \$488,128 | \$376,625 | \$270,000 |
| Prev Year - Avg Sold Price | \$286,202 | \$365,118 | \$340,009 | \$331,000 | \$472,778 | \$346,600 | \$314,800 |
| Avg Sold % Change | 9.24% | -29.34% | 3.24% | 0.00% | 3.25% | 8.66% | -14.23% |
| Prev Year - # of Solds | 32 | 5 | 206 | 3 | 43 | 3 | 5 |