

February 2026
Colonial Beach, VA

Sold Summary

| | Feb 2026 | Feb 2025 | % Change |
|----------------------------|-------------|-------------|----------|
| Sold Dollar Volume | \$5,419,400 | \$3,421,300 | 58.40% |
| Avg Sold Price | \$328,611 | \$369,258 | -11.01% |
| Median Sold Price | \$326,350 | \$312,000 | 4.60% |
| Units Sold | 16 | 9 | 77.78% |
| Avg Days on Market | 77 | 66 | 16.67% |
| Avg List Price for Solds | \$338,712 | \$380,144 | -10.90% |
| Avg SP to OLP Ratio | 96.3% | 98.1% | -1.82% |
| Ratio of Avg SP to Avg OLP | 96.5% | 96.6% | -0.08% |
| Attached Avg Sold Price | \$0 | \$0 | 0% |
| Detached Avg Sold Price | \$328,611 | \$369,258 | -11.01% |
| Attached Units Sold | 0 | 0 | 0% |
| Detached Units Sold | 16 | 9 | 77.78% |

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.

Inventory

| | Feb 2026 | Feb 2025 | % Change |
|---------------------|----------|----------|----------|
| Active Listings | 57 | 66 | -13.64% |
| New Listings | 13 | 32 | -59.38% |
| New Under Contracts | 0 | 0 | 0% |
| New Contingents | 0 | 0 | 0% |
| New Pendings | 18 | 19 | -5.26% |
| All Pendings | 26 | 28 | -7.14% |

Financing (Sold)

| | |
|--------------|---|
| Assumption | 0 |
| Cash | 5 |
| Conventional | 4 |
| FHA | 3 |
| Other | 0 |
| Owner | 0 |
| VA | 3 |

Days on Market (Sold)

| | |
|------------|---|
| 0 | 0 |
| 1 to 10 | 3 |
| 11 to 20 | 1 |
| 21 to 30 | 0 |
| 31 to 60 | 3 |
| 61 to 90 | 5 |
| 91 to 120 | 1 |
| 121 to 180 | 1 |
| 181 to 360 | 1 |
| 361 to 720 | 1 |
| 721+ | 0 |

Sold Detail

| Price Ranges | Residential | | | | | | Condo/Coop | Active Listings | | |
|----------------------------|--------------|-------------|-----------|-------------|--------------|-------------|------------|-----------------|-------------|------------|
| | 2 or Less BR | | 3 BR | | 4 or More BR | | All | Residential | | Condo/Coop |
| | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH | Attached | Detached | Attached/TH | Attached |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$200K to \$299,999 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 5 | 0 | 1 |
| \$300K to \$399,999 | 0 | 0 | 8 | 0 | 1 | 0 | 0 | 31 | 2 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 10 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 4 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 1 | 0 | 13 | 0 | 2 | 0 | 0 | 54 | 2 | 1 |
| Avg Sold Price | \$289,000 | \$0 | \$315,576 | \$0 | \$433,145 | \$0 | \$0 | | | |
| Prev Year - Avg Sold Price | \$518,565 | \$0 | \$326,600 | \$0 | \$0 | \$0 | \$0 | | | |
| Avg Sold % Change | -44.27% | 0.00% | -3.38% | 0.00% | 0.00% | 0.00% | 0.00% | | | |
| Prev Year - # of Solds | 2 | 0 | 7 | 0 | 0 | 0 | 0 | | | |

Active Detail