

April 2026

Colonial Beach, VA

Sold Summary

	Apr 2026	Apr 2025	% Change
Sold Dollar Volume	\$6,494,265	\$4,688,802	38.51%
Avg Sold Price	\$322,618	\$329,587	-2.11%
Median Sold Price	\$342,450	\$320,250	6.93%
Units Sold	20	14	42.86%
Avg Days on Market	71	67	5.97%
Avg List Price for Solds	\$324,713	\$334,914	-3.05%
Avg SP to OLP Ratio	97.7%	98.2%	-0.50%
Ratio of Avg SP to Avg OLP	98.5%	98.2%	0.37%
Attached Avg Sold Price	\$350,000	\$310,000	12.90%
Detached Avg Sold Price	\$319,575	\$332,851	-3.99%
Attached Units Sold	2	2	0.00%
Detached Units Sold	18	12	50.00%

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

	Apr 2026	Apr 2025	% Change
Active Listings	106	72	47.22%
New Listings	50	31	61.29%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pending	29	26	11.54%
All Pending	37	39	-5.13%

Financing (Sold)

Assumption	0
Cash	4
Conventional	4
FHA	8
Other	1
Owner	0
VA	3

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	3
21 to 30	3
31 to 60	1
61 to 90	4
91 to 120	1
121 to 180	4
181 to 360	2
361 to 720	0
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	0	0	0	0	0	0	0	0
\$100K to \$149,999	1	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	0	0	1	0	0	0	0	9	0	1
\$300K to \$399,999	1	0	12	1	2	1	0	51	3	0
\$400K to \$499,999	0	0	0	0	0	0	0	21	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	8	1	0
\$600K to \$799,999	0	0	0	0	0	0	0	11	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	1	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	2	0	14	1	2	1	0	101	4	1
Avg Sold Price	\$217,500	\$0	\$326,954	\$350,000	\$370,000	\$350,000	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$332,851	\$0	\$0	\$345,000	\$275,000			
Avg Sold % Change	0.00%	0.00%	-1.77%	0.00%	0.00%	1.45%	0.00%			
Prev Year - # of Solds	0	0	12	0	0	1	1			

Active Detail