

June 2026

Colonial Beach, VA

## Sold Summary

|                            | Jun 2026    | Jun 2025     | % Change |
|----------------------------|-------------|--------------|----------|
| Sold Dollar Volume         | \$6,845,250 | \$13,088,671 | -47.70%  |
| Avg Sold Price             | \$358,084   | \$414,587    | -13.63%  |
| Median Sold Price          | \$338,000   | \$340,000    | -0.59%   |
| Units Sold                 | 19          | 31           | -38.71%  |
| Avg Days on Market         | 35          | 63           | -44.44%  |
| Avg List Price for Solds   | \$360,276   | \$422,215    | -14.67%  |
| Avg SP to OLP Ratio        | 97.8%       | 98.5%        | -0.73%   |
| Ratio of Avg SP to Avg OLP | 96.9%       | 97.6%        | -0.78%   |
| Attached Avg Sold Price    | \$0         | \$0          | 0%       |
| Detached Avg Sold Price    | \$358,084   | \$414,587    | -13.63%  |
| Attached Units Sold        | 0           | 0            | 0%       |
| Detached Units Sold        | 19          | 31           | -38.71%  |

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

|                     | Jun 2026 | Jun 2025 | % Change |
|---------------------|----------|----------|----------|
| Active Listings     | 104      | 66       | 57.58%   |
| New Listings        | 36       | 31       | 16.13%   |
| New Under Contracts | 0        | 0        | 0%       |
| New Contingents     | 0        | 0        | 0%       |
| New Pendings        | 34       | 23       | 47.83%   |
| All Pendings        | 42       | 37       | 13.51%   |

## Financing (Sold)

|              |   |
|--------------|---|
| Assumption   | 0 |
| Cash         | 5 |
| Conventional | 7 |
| FHA          | 4 |
| Other        | 0 |
| Owner        | 0 |
| VA           | 3 |

## Days on Market (Sold)

|            |   |
|------------|---|
| 0          | 0 |
| 1 to 10    | 4 |
| 11 to 20   | 3 |
| 21 to 30   | 3 |
| 31 to 60   | 5 |
| 61 to 90   | 3 |
| 91 to 120  | 0 |
| 121 to 180 | 1 |
| 181 to 360 | 0 |
| 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        | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 0               | 0           | 0          |
| \$150K to \$199,999        | 0            | 0           | 1         | 0           | 0            | 0           | 0          | 1               | 0           | 0          |
| \$200K to \$299,999        | 0            | 0           | 2         | 0           | 0            | 0           | 0          | 13              | 0           | 0          |
| \$300K to \$399,999        | 1            | 0           | 11        | 0           | 0            | 0           | 0          | 53              | 4           | 1          |
| \$400K to \$499,999        | 0            | 0           | 0         | 0           | 3            | 0           | 0          | 16              | 0           | 0          |
| \$500K to \$599,999        | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 4               | 1           | 0          |
| \$600K to \$799,999        | 0            | 0           | 1         | 0           | 0            | 0           | 0          | 7               | 0           | 0          |
| \$800K to \$999,999        | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 1               | 0           | 0          |
| \$1M to \$2,499,999        | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 3               | 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           | 15        | 0           | 3            | 0           | 0          | 98              | 5           | 1          |
| Avg Sold Price             | \$320,000    | \$0         | \$342,320 | \$0         | \$449,600    | \$0         | \$0        |                 |             |            |
| Prev Year - Avg Sold Price | \$302,705    | \$0         | \$396,418 | \$0         | \$701,225    | \$0         | \$0        |                 |             |            |
| Avg Sold % Change          | 5.71%        | 0.00%       | -13.65%   | 0.00%       | -35.88%      | 0.00%       | 0.00%      |                 |             |            |
| Prev Year - # of Solds     | 7            | 0           | 20        | 0           | 4            | 0           | 0          |                 |             |            |

## Active Detail