

2nd Quarter 2026

Colonial Beach, VA

Sold Summary

	Q2 2026	Q2 2025	% Change
Sold Dollar Volume	\$23,438,706	\$26,738,671	-12.34%
Avg Sold Price	\$350,916	\$376,494	-6.79%
Median Sold Price	\$336,500	\$325,000	3.54%
Units Sold	66	70	-5.71%
Avg Days on Market	44	58	-24.14%
Avg List Price for Solds	\$355,131	\$381,981	-7.03%
Avg SP to OLP Ratio	97.4%	98.1%	-0.65%
Ratio of Avg SP to Avg OLP	97.4%	97.8%	-0.41%
Attached Avg Sold Price	\$311,666	\$310,000	0.54%
Detached Avg Sold Price	\$352,785	\$378,449	-6.78%
Attached Units Sold	3	2	50.00%
Detached Units Sold	63	68	-7.35%

Financing (Sold)

Assumption	0
Cash	15
Conventional	18
FHA	17
Other	1
Owner	0
VA	14

Days on Market (Sold)

0	0
1 to 10	13
11 to 20	11
21 to 30	12
31 to 60	12
61 to 90	9
91 to 120	1
121 to 180	6
181 to 360	2
361 to 720	0
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	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	2	0	0	0	0	1	0	0
\$200K to \$299,999	2	0	5	0	1	0	1	13	0	0
\$300K to \$399,999	4	0	36	1	3	1	0	53	4	1
\$400K to \$499,999	1	0	0	0	5	0	0	16	0	0
\$500K to \$599,999	0	0	0	0	1	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	1	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	8	0	45	1	10	1	1	98	5	1
Avg Sold Price	\$302,550	\$0	\$347,141	\$350,000	\$418,369	\$350,000	\$235,000			
Prev Year - Avg Sold Price	\$283,631	\$0	\$358,640	\$0	\$599,988	\$345,000	\$275,000			
Avg Sold % Change	6.67%	0.00%	-3.21%	0.00%	-30.27%	1.45%	-14.55%			
Prev Year - # of Solds	11	0	48	0	9	1	1			

Active Detail