



# Colonial Heights, Virginia.

Current market data.

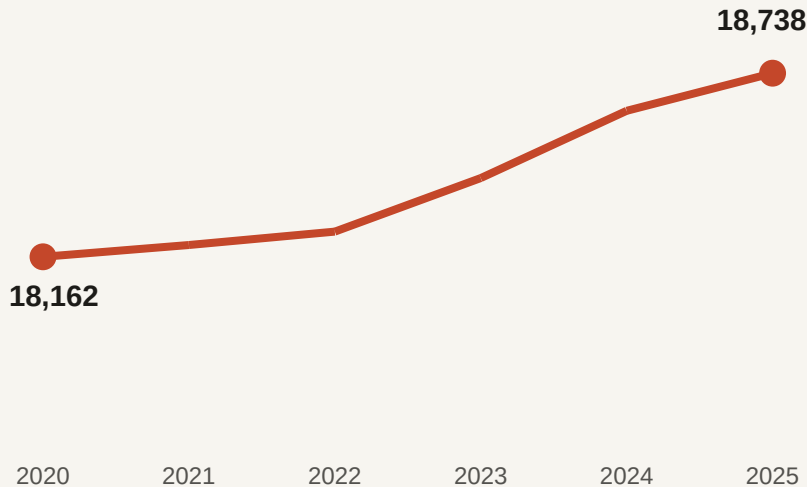
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.2% since 2020.

18,738

people, the 29th-largest of Virginia's cities and towns.

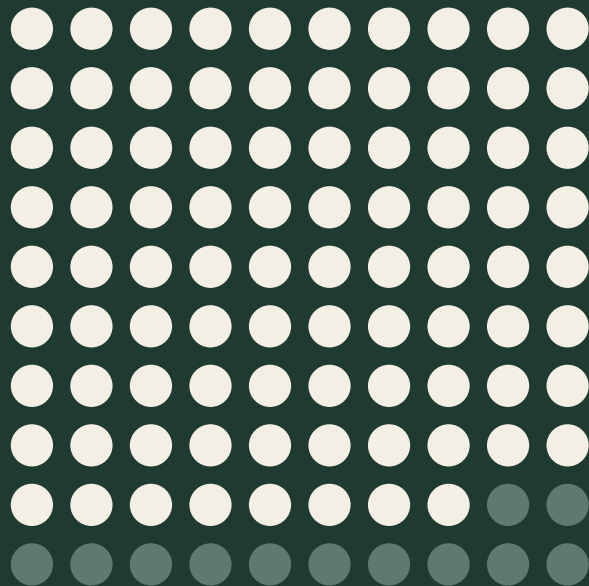


THE WORKDAY

9 in 10 jobs here go to  
people who live somewhere  
else.

87.8%

of 9,717 jobs located in Colonial Heights are filled by  
in-commuters.



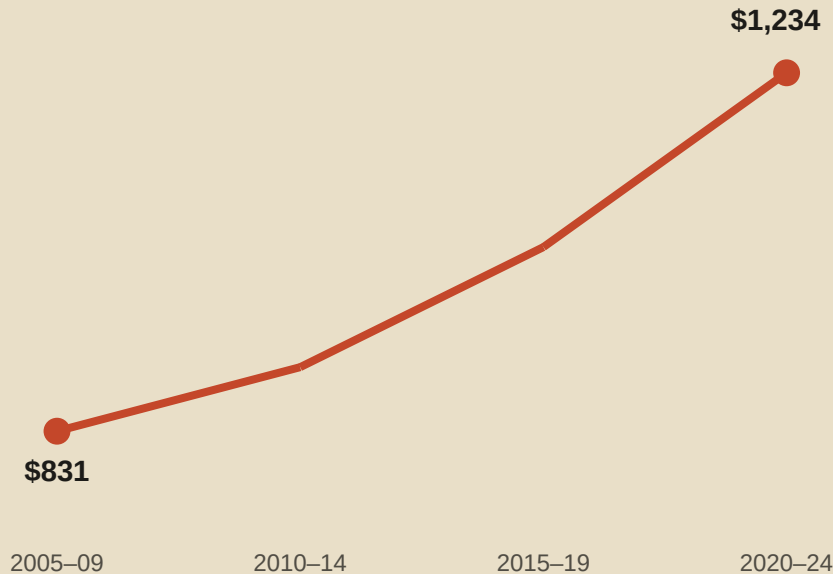
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 48%  
since the 2005–2009  
survey, before inflation.

**\$1,234**

a month. Virginia's median is \$1,579.





## THE SEAM

# Cross one tract line and median rent jumps \$466.

A \$466 gap between neighbors, the sharpest rent edge between adjacent tracts in Colonial Heights city.

TRACT 8302

**\$1,201**

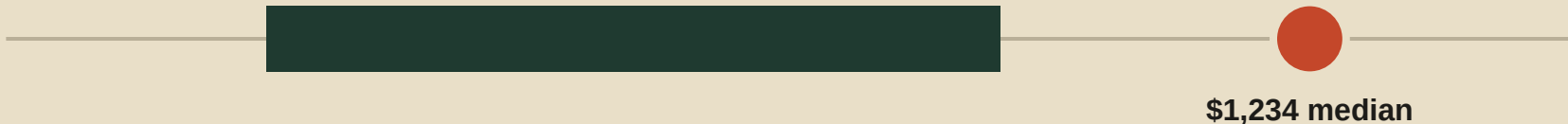
TRACT 8301

**\$1,667**

ROOM TO BUILD

The median rent is above what local wages can carry.

**\$721–\$1,082**



is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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94

homes permitted in ten years,  
2016–2025

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0%

of those were in multifamily  
buildings

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92%

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 0.3–1.2% to the 8,114 homes here.**

**25–97**

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



## HOME VALUE

A median home costs 36% less than Virginia's.

**\$246,600**

median home value in Colonial Heights.

Colonial Heights



\$246,600

Virginia



\$383,700

U.S.



\$332,700

THAT WAS COLONIAL HEIGHTS'S 2026

# Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [almanacdata.ai/e/va/colonial-heights/](https://almanacdata.ai/e/va/colonial-heights/)

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