

# Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Colonial Heights City

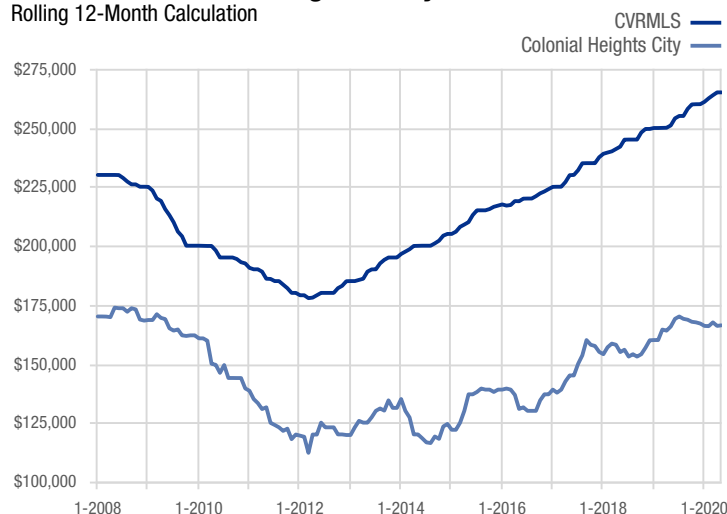
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	44	23	- 47.7%	145	126	- 13.1%
Pending Sales	38	25	- 34.2%	126	121	- 4.0%
Closed Sales	19	24	+ 26.3%	104	107	+ 2.9%
Days on Market Until Sale	18	35	+ 94.4%	50	42	- 16.0%
Median Sales Price*	\$174,000	<b>\$170,975</b>	- 1.7%	\$174,995	<b>\$169,950</b>	- 2.9%
Average Sales Price*	\$175,570	<b>\$170,413</b>	- 2.9%	\$177,487	<b>\$177,206</b>	- 0.2%
Percent of Original List Price Received*	99.5%	<b>95.7%</b>	- 3.8%	96.3%	<b>96.3%</b>	0.0%
Inventory of Homes for Sale	46	29	- 37.0%	—	—	—
Months Supply of Inventory	2.0	1.3	- 35.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	2	0	- 100.0%	6	2	- 66.7%
Pending Sales	1	0	- 100.0%	6	1	- 83.3%
Closed Sales	1	0	- 100.0%	5	1	- 80.0%
Days on Market Until Sale	11	—	—	38	7	- 81.6%
Median Sales Price*	\$160,000	—	—	\$179,000	<b>\$197,500</b>	+ 10.3%
Average Sales Price*	\$160,000	—	—	\$171,200	<b>\$197,500</b>	+ 15.4%
Percent of Original List Price Received*	94.7%	—	—	99.9%	<b>98.8%</b>	- 1.1%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.3	0.6	- 53.8%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

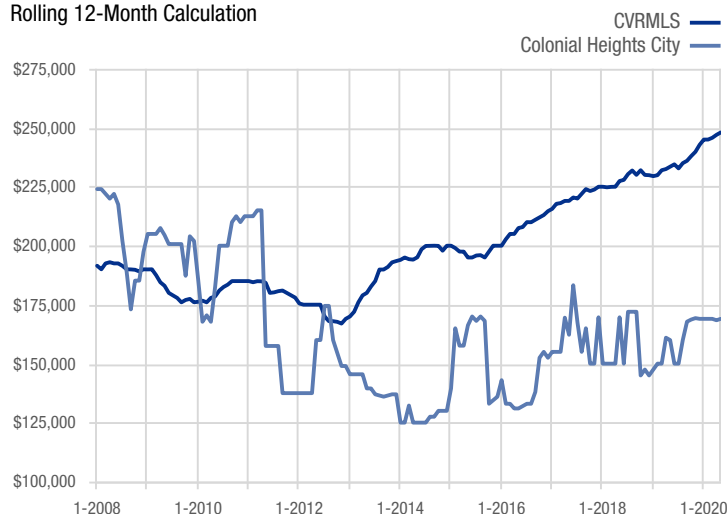
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.