

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

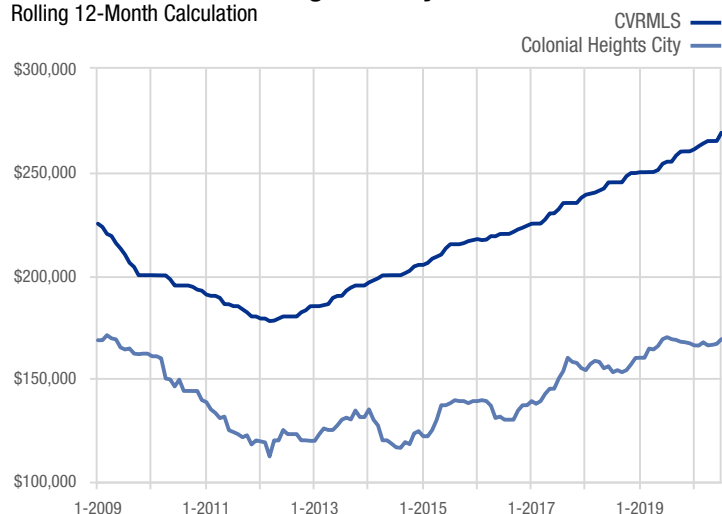
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	29	27	- 6.9%	208	183	- 12.0%
Pending Sales	24	35	+ 45.8%	175	183	+ 4.6%
Closed Sales	26	28	+ 7.7%	166	157	- 5.4%
Days on Market Until Sale	26	30	+ 15.4%	43	38	- 11.6%
Median Sales Price*	\$187,000	\$194,800	+ 4.2%	\$173,745	\$175,000	+ 0.7%
Average Sales Price*	\$178,442	\$201,866	+ 13.1%	\$179,348	\$181,848	+ 1.4%
Percent of Original List Price Received*	97.3%	98.3%	+ 1.0%	96.6%	96.7%	+ 0.1%
Inventory of Homes for Sale	55	19	- 65.5%	—	—	—
Months Supply of Inventory	2.4	0.8	- 66.7%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2	1	- 50.0%	9	3	- 66.7%
Pending Sales	1	2	+ 100.0%	8	3	- 62.5%
Closed Sales	1	0	- 100.0%	7	1	- 85.7%
Days on Market Until Sale	63	—	—	37	7	- 81.1%
Median Sales Price*	\$120,000	—	—	\$160,000	\$197,500	+ 23.4%
Average Sales Price*	\$120,000	—	—	\$160,143	\$197,500	+ 23.3%
Percent of Original List Price Received*	88.4%	—	—	98.3%	98.8%	+ 0.5%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	2.3	—	—	—	—	—

* 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.

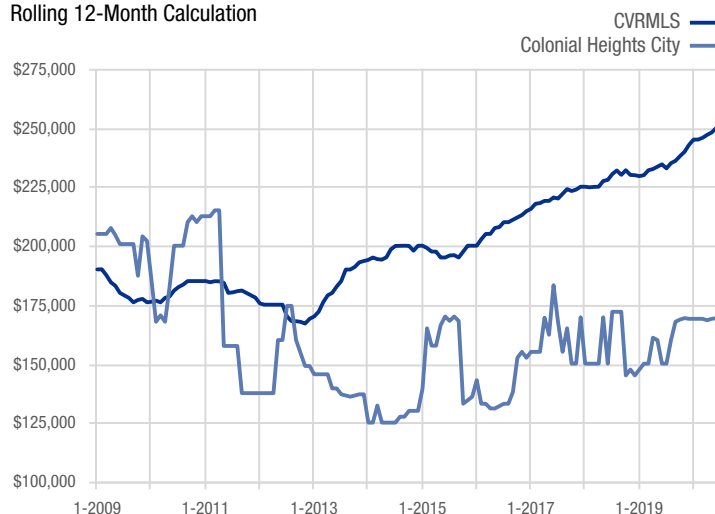
Median Sales Price - Single-Family

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.