

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

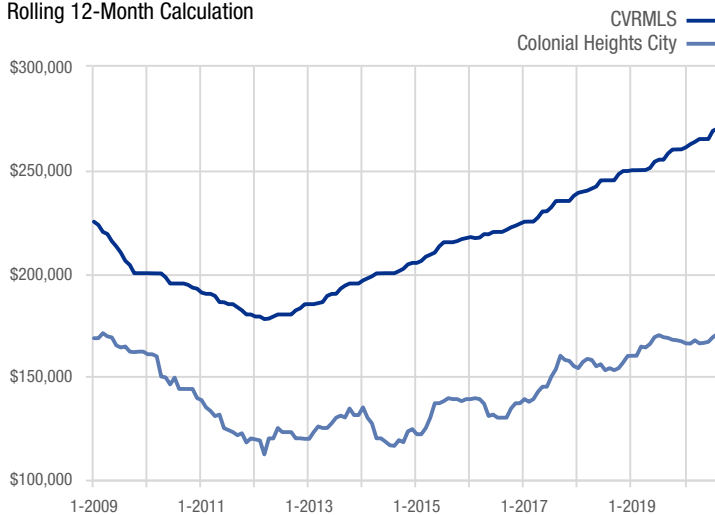
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	35	19	- 45.7%	243	203	- 16.5%
Pending Sales	24	18	- 25.0%	199	198	- 0.5%
Closed Sales	23	31	+ 34.8%	189	188	- 0.5%
Days on Market Until Sale	34	13	- 61.8%	42	34	- 19.0%
Median Sales Price*	\$159,900	\$194,000	+ 21.3%	\$170,000	\$179,900	+ 5.8%
Average Sales Price*	\$188,640	\$184,043	- 2.4%	\$180,491	\$182,211	+ 1.0%
Percent of Original List Price Received*	95.6%	99.4%	+ 4.0%	96.5%	97.2%	+ 0.7%
Inventory of Homes for Sale	63	22	- 65.1%	—	—	—
Months Supply of Inventory	2.8	1.0	- 64.3%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	2	1	- 50.0%	11	4	- 63.6%
Pending Sales	4	1	- 75.0%	12	3	- 75.0%
Closed Sales	2	1	- 50.0%	9	2	- 77.8%
Days on Market Until Sale	25	37	+ 48.0%	34	22	- 35.3%
Median Sales Price*	\$215,800	\$150,000	- 30.5%	\$169,600	\$173,750	+ 2.4%
Average Sales Price*	\$215,800	\$150,000	- 30.5%	\$172,511	\$173,750	+ 0.7%
Percent of Original List Price Received*	99.1%	100.1%	+ 1.0%	98.4%	99.4%	+ 1.0%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.6	0.8	+ 33.3%	—	—	—

* 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.

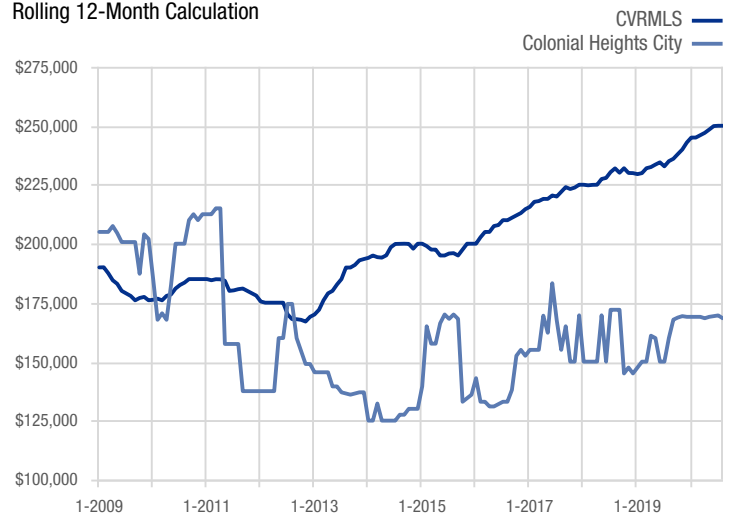
Median Sales Price - Single-Family

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.