

Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

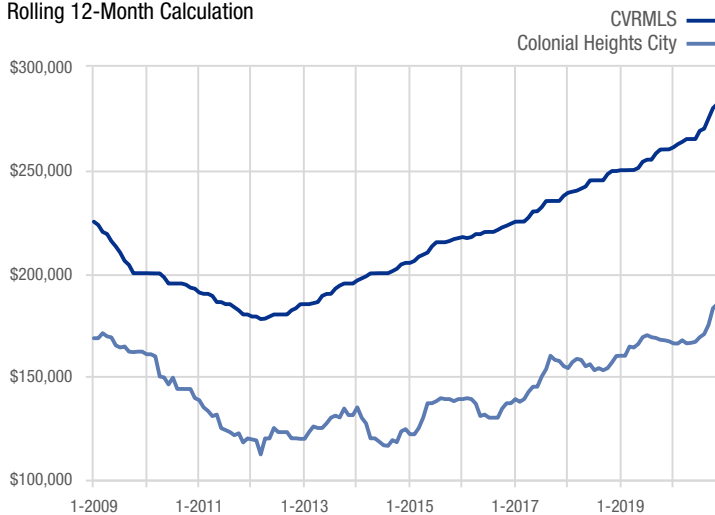
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	21	21	0.0%	305	284	- 6.9%
Pending Sales	16	19	+ 18.8%	250	269	+ 7.6%
Closed Sales	10	20	+ 100.0%	254	245	- 3.5%
Days on Market Until Sale	35	8	- 77.1%	40	29	- 27.5%
Median Sales Price*	\$148,950	\$201,750	+ 35.4%	\$166,500	\$185,000	+ 11.1%
Average Sales Price*	\$156,160	\$205,442	+ 31.6%	\$178,632	\$190,056	+ 6.4%
Percent of Original List Price Received*	94.6%	100.8%	+ 6.6%	96.1%	97.8%	+ 1.8%
Inventory of Homes for Sale	52	22	- 57.7%	—	—	—
Months Supply of Inventory	2.4	0.9	- 62.5%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	0	0.0%	14	7	- 50.0%
Pending Sales	1	0	- 100.0%	15	6	- 60.0%
Closed Sales	3	2	- 33.3%	14	6	- 57.1%
Days on Market Until Sale	7	4	- 42.9%	29	12	- 58.6%
Median Sales Price*	\$169,000	\$274,750	+ 62.6%	\$169,300	\$198,750	+ 17.4%
Average Sales Price*	\$164,633	\$274,750	+ 66.9%	\$171,379	\$212,825	+ 24.2%
Percent of Original List Price Received*	100.0%	102.3%	+ 2.3%	98.6%	99.4%	+ 0.8%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

* 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.

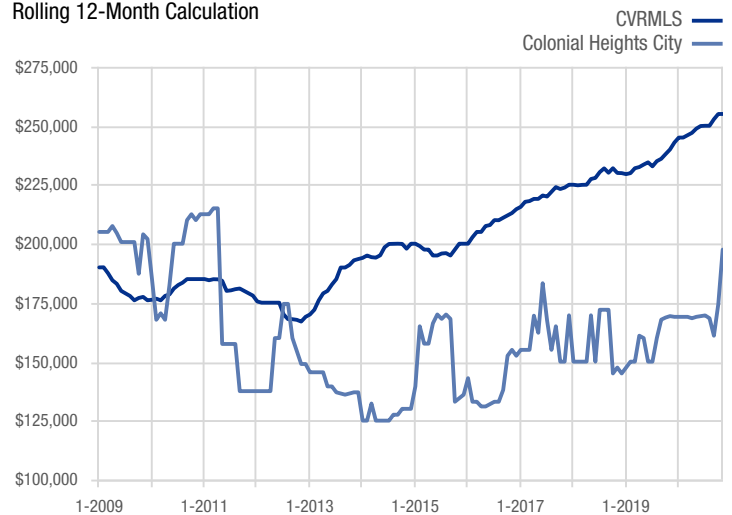
Median Sales Price - Single-Family

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.