

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

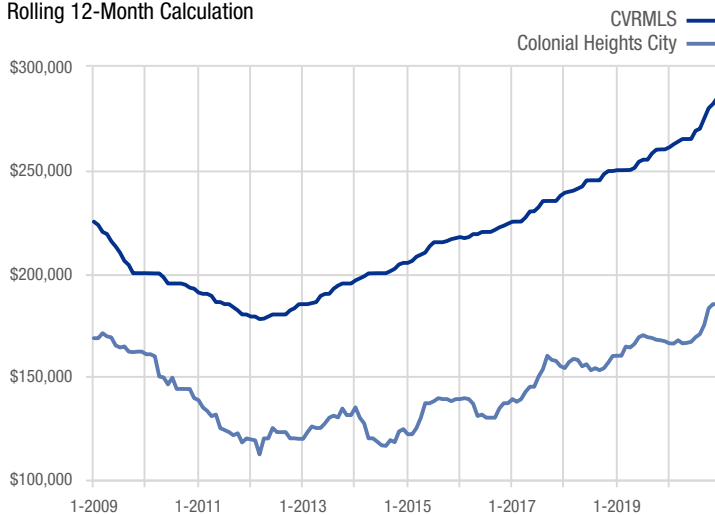
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	13	17	+ 30.8%	318	301	- 5.3%
Pending Sales	18	21	+ 16.7%	268	287	+ 7.1%
Closed Sales	19	26	+ 36.8%	273	271	- 0.7%
Days on Market Until Sale	28	29	+ 3.6%	40	29	- 27.5%
Median Sales Price*	\$169,900	\$191,000	+ 12.4%	\$167,000	\$185,000	+ 10.8%
Average Sales Price*	\$174,588	\$216,133	+ 23.8%	\$178,345	\$192,567	+ 8.0%
Percent of Original List Price Received*	98.9%	98.7%	- 0.2%	96.3%	97.8%	+ 1.6%
Inventory of Homes for Sale	42	15	- 64.3%	—	—	—
Months Supply of Inventory	1.9	0.6	- 68.4%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	14	7	- 50.0%
Pending Sales	0	1	—	15	7	- 53.3%
Closed Sales	1	0	- 100.0%	15	6	- 60.0%
Days on Market Until Sale	6	—	—	27	12	- 55.6%
Median Sales Price*	\$152,999	—	—	\$169,000	\$198,750	+ 17.6%
Average Sales Price*	\$152,999	—	—	\$170,153	\$212,825	+ 25.1%
Percent of Original List Price Received*	102.0%	—	—	98.8%	99.4%	+ 0.6%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

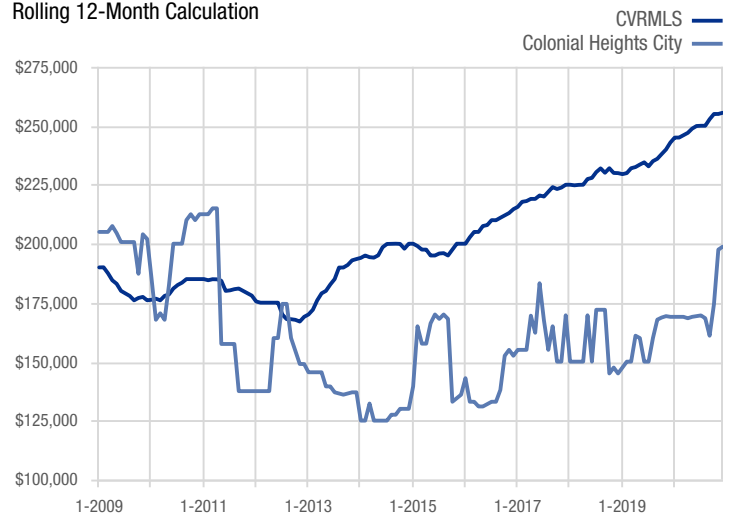
Median Sales Price - Single-Family

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.