

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

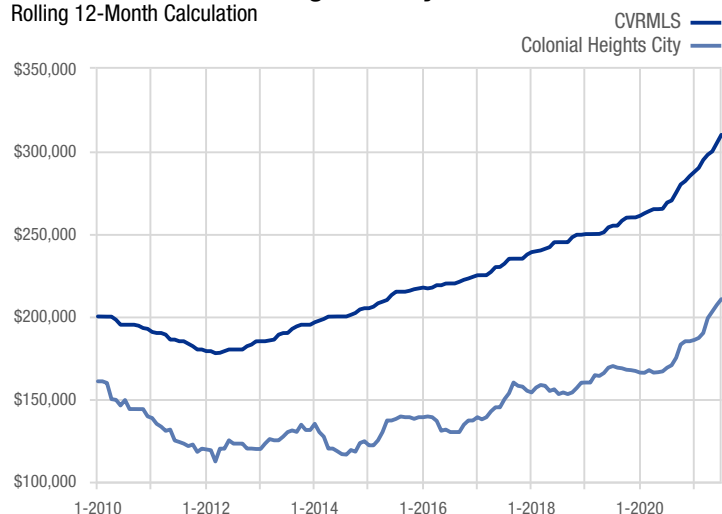
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	28	37	+ 32.1%	184	232	+ 26.1%
Pending Sales	31	48	+ 54.8%	177	211	+ 19.2%
Closed Sales	28	33	+ 17.9%	157	190	+ 21.0%
Days on Market Until Sale	30	7	- 76.7%	38	14	- 63.2%
Median Sales Price*	\$194,800	\$223,500	+ 14.7%	\$175,000	\$220,000	+ 25.7%
Average Sales Price*	\$201,866	\$219,468	+ 8.7%	\$181,848	\$226,891	+ 24.8%
Percent of Original List Price Received*	98.3%	102.7%	+ 4.5%	96.7%	101.2%	+ 4.7%
Inventory of Homes for Sale	26	22	- 15.4%	—	—	—
Months Supply of Inventory	1.2	0.8	- 33.3%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	1	4	+ 300.0%	3	7	+ 133.3%
Pending Sales	1	2	+ 100.0%	2	3	+ 50.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	7	22	+ 214.3%
Median Sales Price*	—	—	—	\$197,500	\$179,338	- 9.2%
Average Sales Price*	—	—	—	\$197,500	\$179,338	- 9.2%
Percent of Original List Price Received*	—	—	—	98.8%	100.8%	+ 2.0%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.6	3.0	+ 400.0%	—	—	—

* 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.

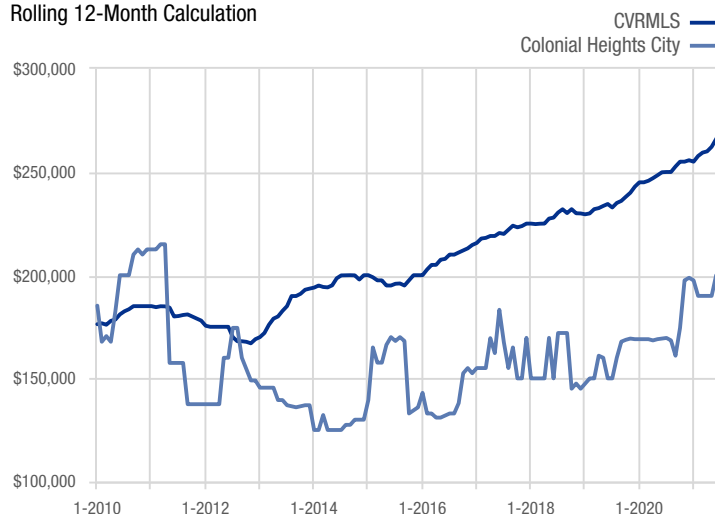
Median Sales Price - Single-Family

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.