

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

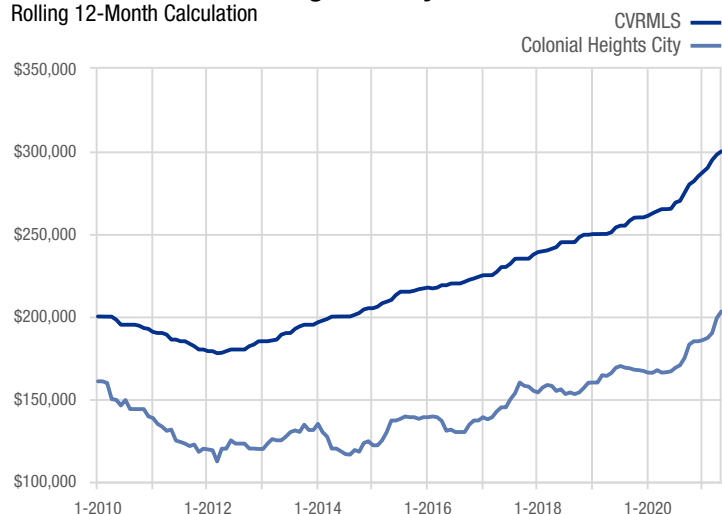
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	23	46	+ 100.0%	126	154	+ 22.2%
Pending Sales	24	41	+ 70.8%	119	141	+ 18.5%
Closed Sales	24	26	+ 8.3%	107	122	+ 14.0%
Days on Market Until Sale	35	10	- 71.4%	42	16	- 61.9%
Median Sales Price*	\$170,975	\$260,000	+ 52.1%	\$169,950	\$223,500	+ 31.5%
Average Sales Price*	\$170,413	\$260,150	+ 52.7%	\$177,206	\$232,143	+ 31.0%
Percent of Original List Price Received*	95.7%	100.4%	+ 4.9%	96.3%	100.3%	+ 4.2%
Inventory of Homes for Sale	31	20	- 35.5%	—	—	—
Months Supply of Inventory	1.4	0.8	- 42.9%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	1	—	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	7	28	+ 300.0%
Median Sales Price*	—	—	—	\$197,500	\$143,675	- 27.3%
Average Sales Price*	—	—	—	\$197,500	\$143,675	- 27.3%
Percent of Original List Price Received*	—	—	—	98.8%	99.1%	+ 0.3%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

* 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.

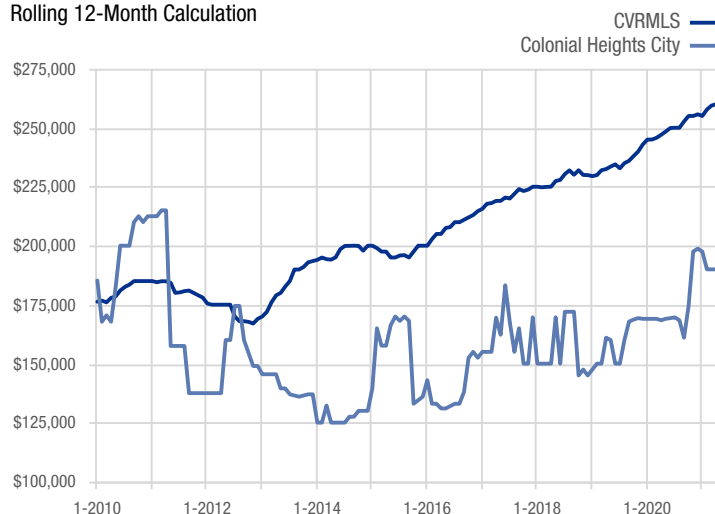
Median Sales Price - Single-Family

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.