

# Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Colonial Heights City

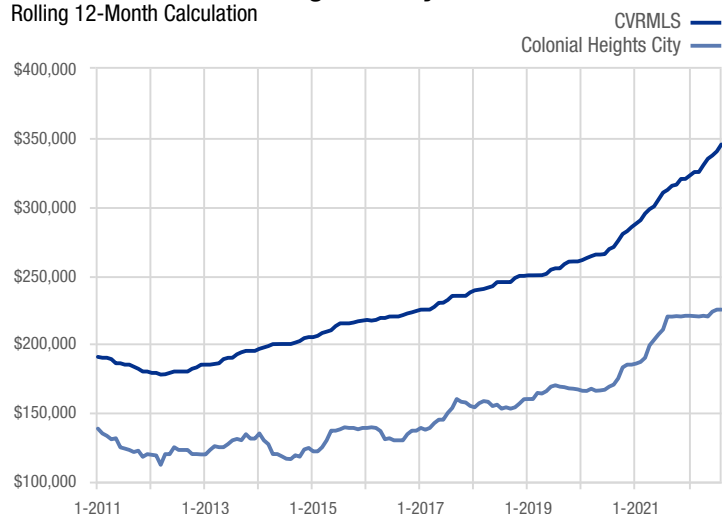
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	31	23	- 25.8%	263	226	- 14.1%
Pending Sales	33	22	- 33.3%	239	192	- 19.7%
Closed Sales	37	24	- 35.1%	227	206	- 9.3%
Days on Market Until Sale	10	18	+ 80.0%	13	12	- 7.7%
Median Sales Price*	\$235,000	\$250,000	+ 6.4%	\$225,000	\$227,500	+ 1.1%
Average Sales Price*	\$234,516	\$244,344	+ 4.2%	\$228,157	\$240,322	+ 5.3%
Percent of Original List Price Received*	101.9%	97.9%	- 3.9%	101.3%	101.5%	+ 0.2%
Inventory of Homes for Sale	24	26	+ 8.3%	—	—	—
Months Supply of Inventory	0.9	1.0	+ 11.1%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	0	- 100.0%	8	10	+ 25.0%
Pending Sales	3	0	- 100.0%	6	9	+ 50.0%
Closed Sales	2	1	- 50.0%	4	9	+ 125.0%
Days on Market Until Sale	3	5	+ 66.7%	12	13	+ 8.3%
Median Sales Price*	\$194,975	\$195,000	+ 0.0%	\$192,475	\$241,000	+ 25.2%
Average Sales Price*	\$194,975	\$195,000	+ 0.0%	\$187,156	\$247,217	+ 32.1%
Percent of Original List Price Received*	101.0%	102.9%	+ 1.9%	100.9%	105.5%	+ 4.6%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.2	—	—	—	—	—

\* 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.

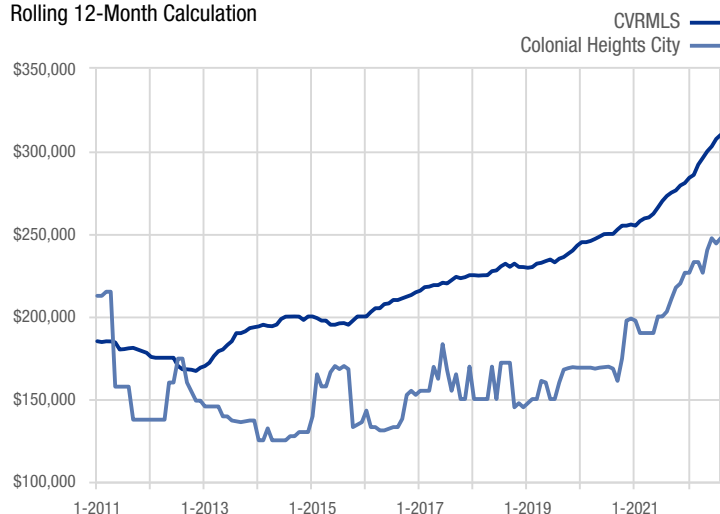
### Median Sales Price - Single-Family

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.