

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

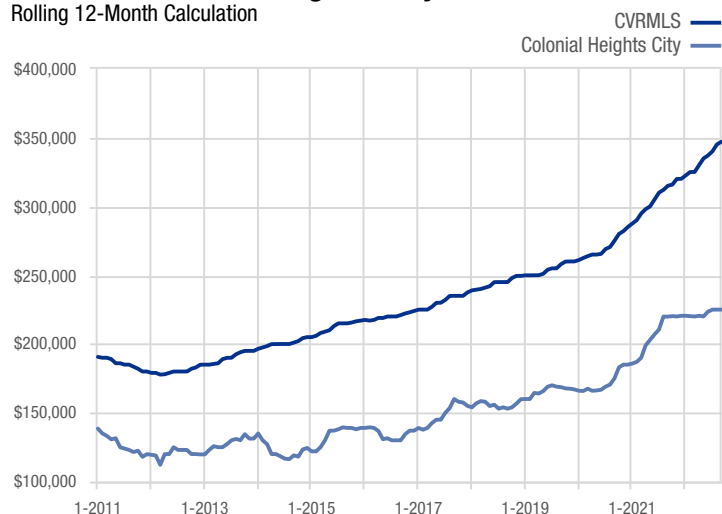
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	35	29	- 17.1%	298	255	- 14.4%
Pending Sales	29	26	- 10.3%	268	217	- 19.0%
Closed Sales	36	26	- 27.8%	263	233	- 11.4%
Days on Market Until Sale	15	23	+ 53.3%	13	14	+ 7.7%
Median Sales Price*	\$209,000	\$231,750	+ 10.9%	\$224,250	\$227,500	+ 1.4%
Average Sales Price*	\$226,515	\$227,312	+ 0.4%	\$227,932	\$238,851	+ 4.8%
Percent of Original List Price Received*	101.0%	96.9%	- 4.1%	101.3%	101.0%	- 0.3%
Inventory of Homes for Sale	26	28	+ 7.7%	—	—	—
Months Supply of Inventory	0.9	1.1	+ 22.2%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	1	0	- 100.0%	9	9	0.0%
Pending Sales	2	0	- 100.0%	8	8	0.0%
Closed Sales	2	1	- 50.0%	6	9	+ 50.0%
Days on Market Until Sale	22	7	- 68.2%	16	14	- 12.5%
Median Sales Price*	\$276,450	\$241,000	- 12.8%	\$215,000	\$241,000	+ 12.1%
Average Sales Price*	\$276,450	\$241,000	- 12.8%	\$216,921	\$251,778	+ 16.1%
Percent of Original List Price Received*	99.9%	98.4%	- 1.5%	100.6%	105.3%	+ 4.7%
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.

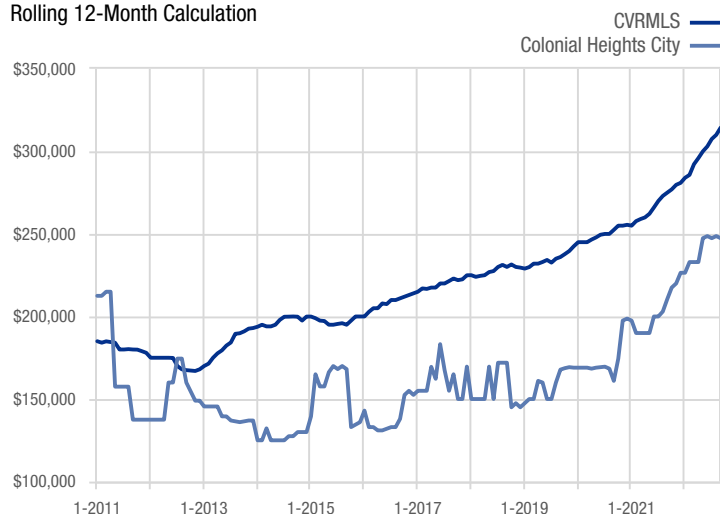
Median Sales Price - Single-Family

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.