

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

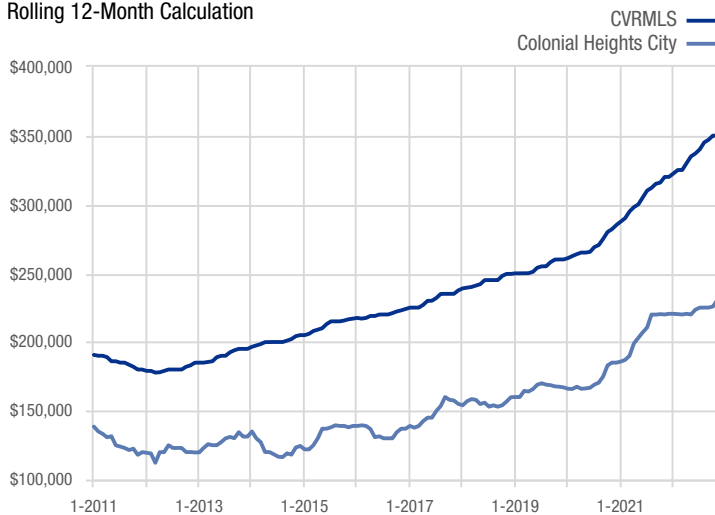
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	29	21	- 27.6%	359	300	- 16.4%
Pending Sales	41	21	- 48.8%	331	254	- 23.3%
Closed Sales	26	18	- 30.8%	314	271	- 13.7%
Days on Market Until Sale	13	25	+ 92.3%	13	14	+ 7.7%
Median Sales Price*	\$199,000	\$211,000	+ 6.0%	\$220,000	\$232,500	+ 5.7%
Average Sales Price*	\$211,894	\$218,275	+ 3.0%	\$226,607	\$239,859	+ 5.8%
Percent of Original List Price Received*	99.5%	97.3%	- 2.2%	101.1%	100.6%	- 0.5%
Inventory of Homes for Sale	19	29	+ 52.6%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	3	—	10	13	+ 30.0%
Pending Sales	2	2	0.0%	10	10	0.0%
Closed Sales	1	0	- 100.0%	9	9	0.0%
Days on Market Until Sale	6	—	—	14	14	0.0%
Median Sales Price*	\$232,950	—	—	\$220,000	\$241,000	+ 9.5%
Average Sales Price*	\$232,950	—	—	\$236,864	\$251,778	+ 6.3%
Percent of Original List Price Received*	100.0%	—	—	100.3%	105.3%	+ 5.0%
Inventory of Homes for Sale	0	2	—	—	—	—
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.

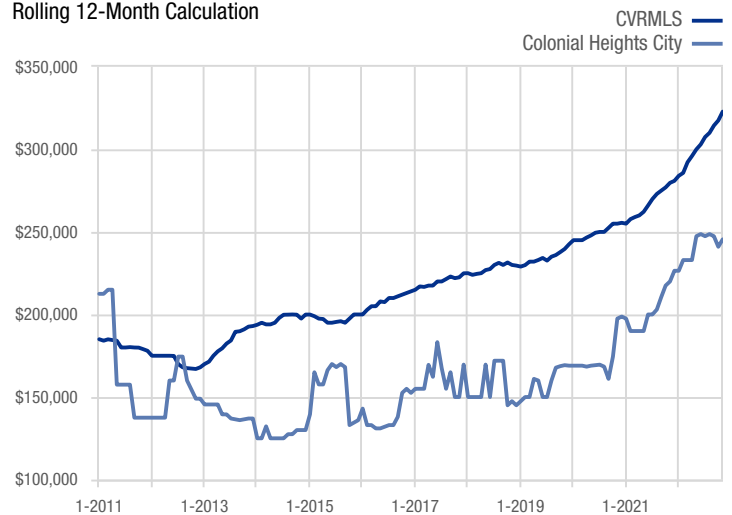
Median Sales Price - Single-Family

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.