

# Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Colonial Heights City

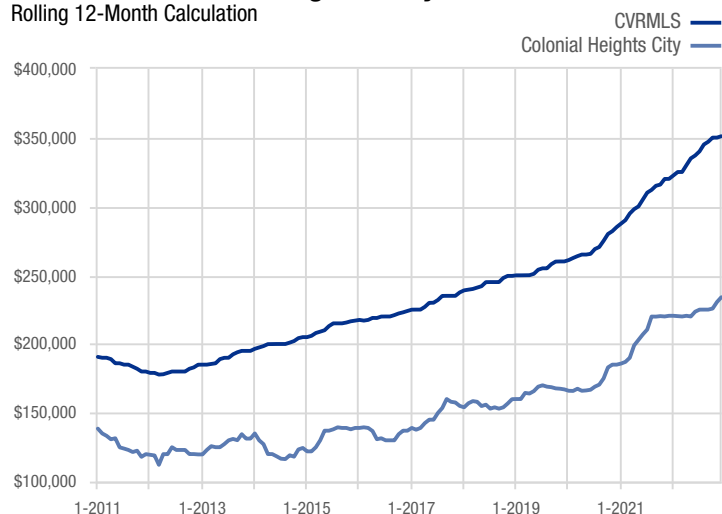
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	24	16	- 33.3%	383	316	- 17.5%
Pending Sales	30	19	- 36.7%	361	272	- 24.7%
Closed Sales	34	25	- 26.5%	348	296	- 14.9%
Days on Market Until Sale	16	23	+ 43.8%	14	15	+ 7.1%
Median Sales Price*	\$225,750	\$250,000	+ 10.7%	\$220,500	\$234,000	+ 6.1%
Average Sales Price*	\$240,768	\$256,968	+ 6.7%	\$228,003	\$241,319	+ 5.8%
Percent of Original List Price Received*	100.2%	97.7%	- 2.5%	101.1%	100.3%	- 0.8%
Inventory of Homes for Sale	10	21	+ 110.0%	—	—	—
Months Supply of Inventory	0.3	0.9	+ 200.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	0	0.0%	10	13	+ 30.0%
Pending Sales	0	2	—	10	12	+ 20.0%
Closed Sales	1	1	0.0%	10	10	0.0%
Days on Market Until Sale	50	5	- 90.0%	18	13	- 27.8%
Median Sales Price*	\$252,000	\$200,000	- 20.6%	\$226,475	\$241,000	+ 6.4%
Average Sales Price*	\$252,000	\$200,000	- 20.6%	\$238,378	\$246,600	+ 3.4%
Percent of Original List Price Received*	98.8%	102.6%	+ 3.8%	100.1%	105.1%	+ 5.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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.

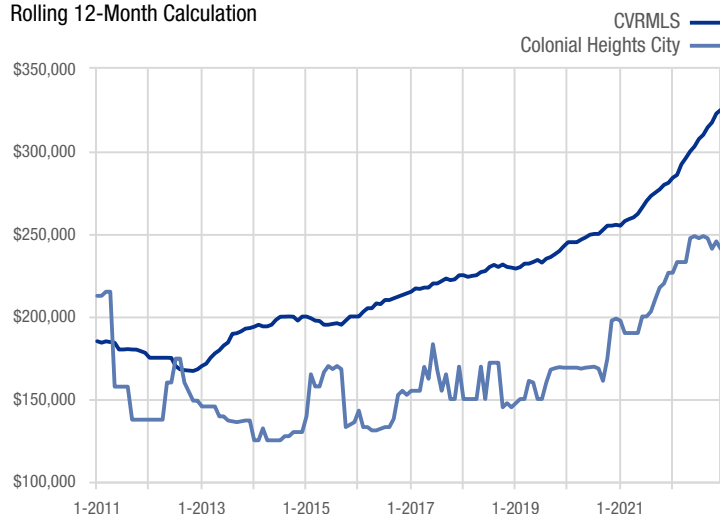
### Median Sales Price - Single-Family

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.