

# Local Market Update – March 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Colonial Heights City

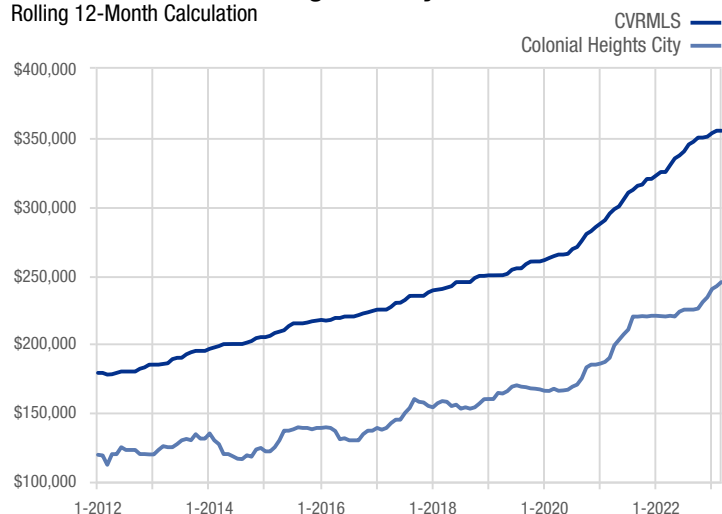
Single Family	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	26	17	- 34.6%	69	54	- 21.7%
Pending Sales	22	12	- 45.5%	61	54	- 11.5%
Closed Sales	23	16	- 30.4%	78	55	- 29.5%
Days on Market Until Sale	11	37	+ 236.4%	13	35	+ 169.2%
Median Sales Price*	\$215,000	<b>\$257,975</b>	+ 20.0%	\$206,250	<b>\$259,950</b>	+ 26.0%
Average Sales Price*	\$233,472	<b>\$259,459</b>	+ 11.1%	\$224,429	<b>\$266,681</b>	+ 18.8%
Percent of Original List Price Received*	101.6%	<b>96.8%</b>	- 4.7%	101.8%	<b>96.7%</b>	- 5.0%
Inventory of Homes for Sale	12	19	+ 58.3%	—	—	—
Months Supply of Inventory	0.4	0.9	+ 125.0%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	0	0.0%	2	3	+ 50.0%
Pending Sales	0	0	0.0%	1	4	+ 300.0%
Closed Sales	0	3	—	2	6	+ 200.0%
Days on Market Until Sale	—	5	—	5	8	+ 60.0%
Median Sales Price*	—	<b>\$265,000</b>	—	\$228,000	<b>\$245,975</b>	+ 7.9%
Average Sales Price*	—	<b>\$250,167</b>	—	\$228,000	<b>\$244,575</b>	+ 7.3%
Percent of Original List Price Received*	—	<b>102.3%</b>	—	101.2%	<b>101.0%</b>	- 0.2%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

\* 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.

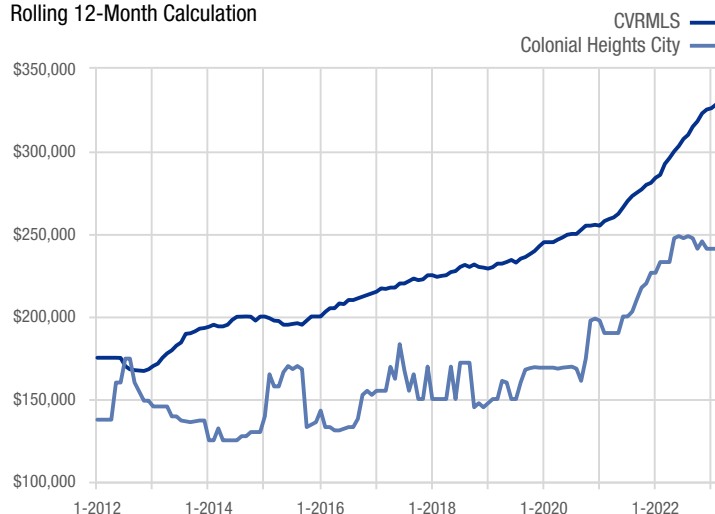
### Median Sales Price - Single-Family

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.