

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

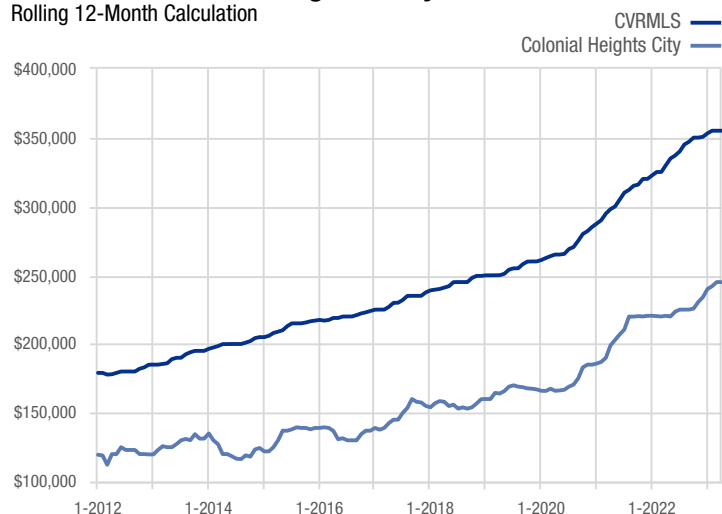
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	37	19	- 48.6%	106	73	- 31.1%
Pending Sales	29	23	- 20.7%	90	76	- 15.6%
Closed Sales	21	12	- 42.9%	99	67	- 32.3%
Days on Market Until Sale	10	24	+ 140.0%	13	33	+ 153.8%
Median Sales Price*	\$260,000	\$293,000	+ 12.7%	\$215,000	\$265,000	+ 23.3%
Average Sales Price*	\$260,825	\$273,152	+ 4.7%	\$231,857	\$267,875	+ 15.5%
Percent of Original List Price Received*	102.7%	101.4%	- 1.3%	102.0%	97.5%	- 4.4%
Inventory of Homes for Sale	18	15	- 16.7%	—	—	—
Months Supply of Inventory	0.6	0.7	+ 16.7%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	2	+ 100.0%	3	5	+ 66.7%
Pending Sales	1	1	0.0%	2	5	+ 150.0%
Closed Sales	0	0	0.0%	2	6	+ 200.0%
Days on Market Until Sale	—	—	—	5	8	+ 60.0%
Median Sales Price*	—	—	—	\$228,000	\$245,975	+ 7.9%
Average Sales Price*	—	—	—	\$228,000	\$244,575	+ 7.3%
Percent of Original List Price Received*	—	—	—	101.2%	101.0%	- 0.2%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.6	0.6	0.0%	—	—	—

* 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.

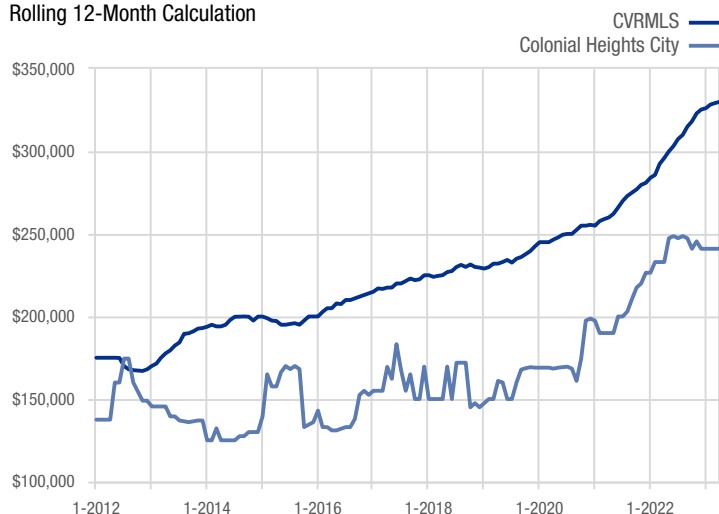
Median Sales Price - Single-Family

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.