

Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

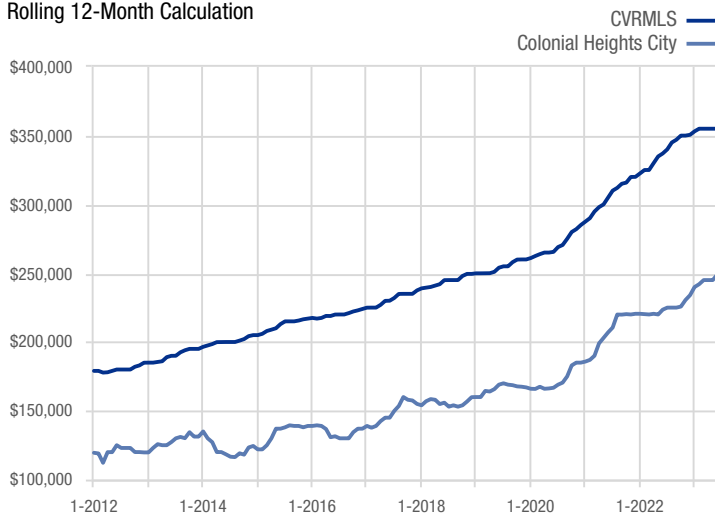
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	37	20	- 45.9%	173	121	- 30.1%
Pending Sales	24	22	- 8.3%	139	121	- 12.9%
Closed Sales	33	18	- 45.5%	156	108	- 30.8%
Days on Market Until Sale	14	20	+ 42.9%	12	27	+ 125.0%
Median Sales Price*	\$239,500	\$272,250	+ 13.7%	\$223,725	\$262,475	+ 17.3%
Average Sales Price*	\$260,558	\$262,406	+ 0.7%	\$238,531	\$261,879	+ 9.8%
Percent of Original List Price Received*	99.8%	101.8%	+ 2.0%	101.6%	98.7%	- 2.9%
Inventory of Homes for Sale	34	14	- 58.8%	—	—	—
Months Supply of Inventory	1.2	0.7	- 41.7%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	1	1	0.0%	7	8	+ 14.3%
Pending Sales	1	0	- 100.0%	6	8	+ 33.3%
Closed Sales	2	2	0.0%	6	9	+ 50.0%
Days on Market Until Sale	15	11	- 26.7%	18	8	- 55.6%
Median Sales Price*	\$280,500	\$306,700	+ 9.3%	\$256,500	\$265,000	+ 3.3%
Average Sales Price*	\$280,500	\$306,700	+ 9.3%	\$267,500	\$272,317	+ 1.8%
Percent of Original List Price Received*	106.3%	99.7%	- 6.2%	107.3%	100.8%	- 6.1%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.5	0.5	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.

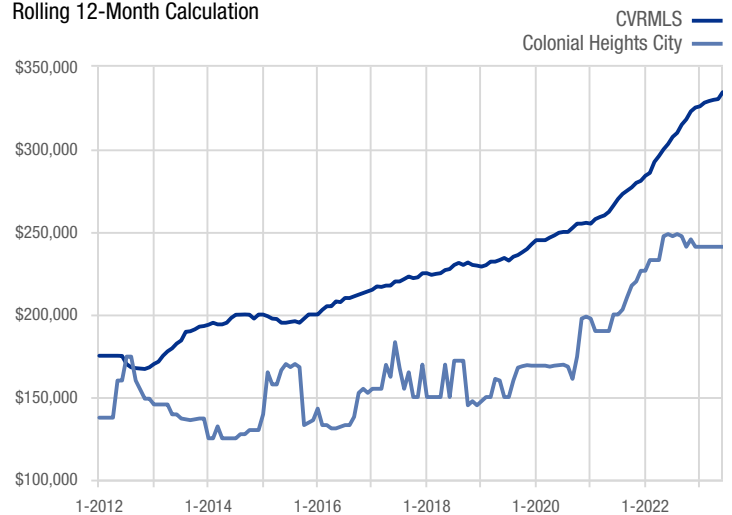
Median Sales Price - Single-Family

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.