

Local Market Update – April 2024

A Research Tool Provided by Central Virginia Regional MLS.



Colonial Heights City

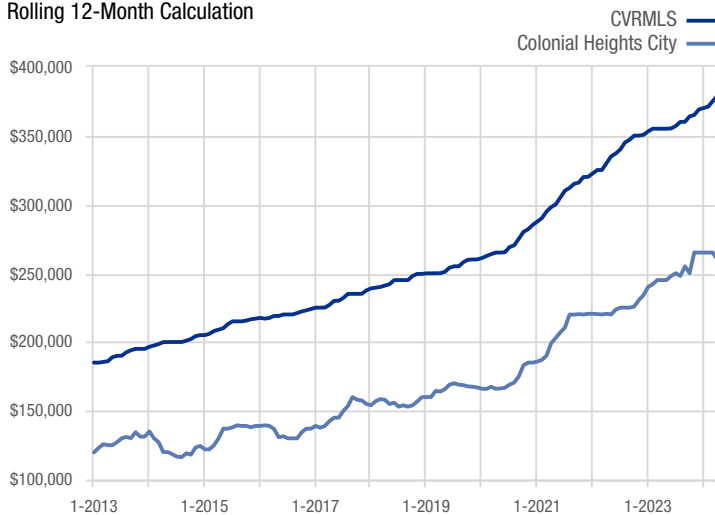
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	21	20	- 4.8%	75	82	+ 9.3%
Pending Sales	23	15	- 34.8%	76	83	+ 9.2%
Closed Sales	12	21	+ 75.0%	67	81	+ 20.9%
Days on Market Until Sale	24	20	- 16.7%	33	28	- 15.2%
Median Sales Price*	\$255,500	\$241,000	- 5.7%	\$259,950	\$250,000	- 3.8%
Average Sales Price*	\$264,533	\$245,688	- 7.1%	\$266,284	\$264,367	- 0.7%
Percent of Original List Price Received*	98.5%	96.5%	- 2.0%	97.0%	98.9%	+ 2.0%
Inventory of Homes for Sale	19	21	+ 10.5%	—	—	—
Months Supply of Inventory	0.9	1.1	+ 22.2%	—	—	—

Condo/Town	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	2	0	- 100.0%	5	1	- 80.0%
Pending Sales	1	1	0.0%	5	2	- 60.0%
Closed Sales	0	0	0.0%	6	2	- 66.7%
Days on Market Until Sale	—	—	—	8	50	+ 525.0%
Median Sales Price*	—	—	—	\$245,975	\$282,500	+ 14.8%
Average Sales Price*	—	—	—	\$244,575	\$282,500	+ 15.5%
Percent of Original List Price Received*	—	—	—	101.0%	100.2%	- 0.8%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

* 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.

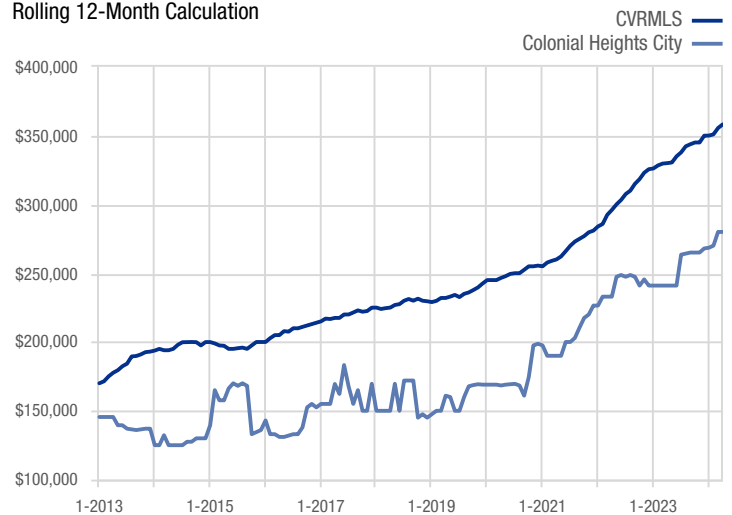
Median Sales Price - Single-Family

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.