

# Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Blackstone (unincorporated town)

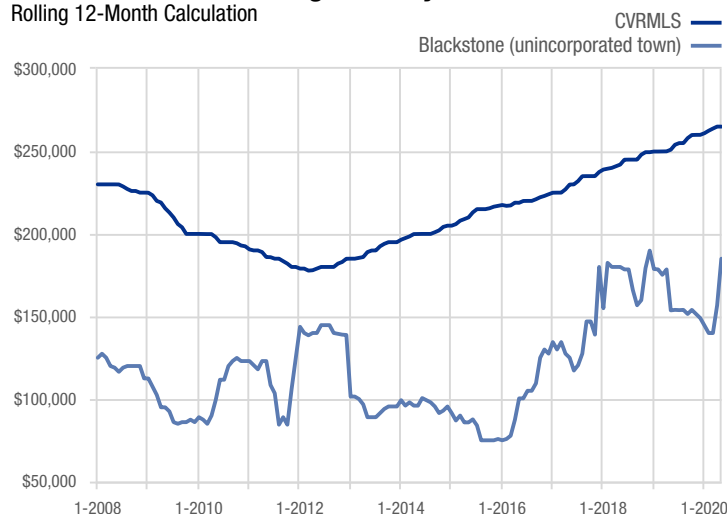
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	7	6	- 14.3%	28	26	- 7.1%
Pending Sales	1	4	+ 300.0%	21	18	- 14.3%
Closed Sales	5	2	- 60.0%	27	13	- 51.9%
Days on Market Until Sale	39	26	- 33.3%	73	77	+ 5.5%
Median Sales Price*	\$127,000	<b>\$317,500</b>	+ 150.0%	\$127,000	<b>\$164,500</b>	+ 29.5%
Average Sales Price*	\$151,920	<b>\$317,500</b>	+ 109.0%	\$165,889	<b>\$162,885</b>	- 1.8%
Percent of Original List Price Received*	96.3%	<b>97.2%</b>	+ 0.9%	89.1%	<b>87.3%</b>	- 2.0%
Inventory of Homes for Sale	17	19	+ 11.8%	—	—	—
Months Supply of Inventory	4.9	6.7	+ 36.7%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	0	0	0.0%	0	6	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	15	—	—	15	—
Median Sales Price*	—	<b>\$202,900</b>	—	—	<b>\$202,900</b>	—
Average Sales Price*	—	<b>\$202,900</b>	—	—	<b>\$202,900</b>	—
Percent of Original List Price Received*	—	<b>101.5%</b>	—	—	<b>101.5%</b>	—
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	—	5.0	—	—	—	—

\* 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.

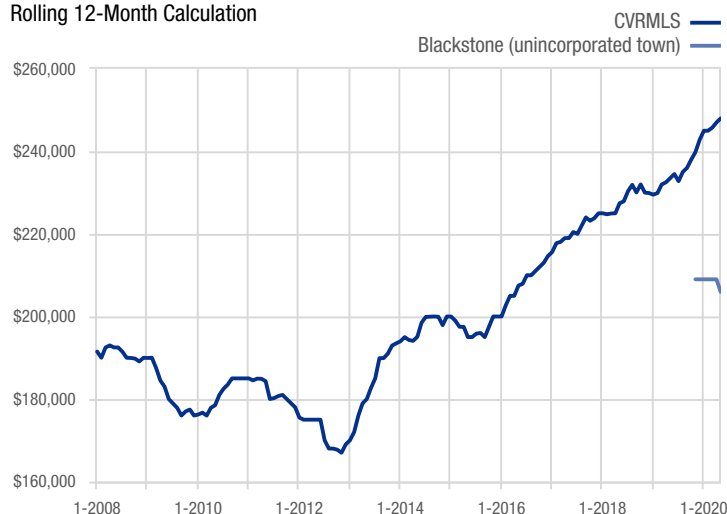
### Median Sales Price - Single-Family

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.