

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



New Kent County

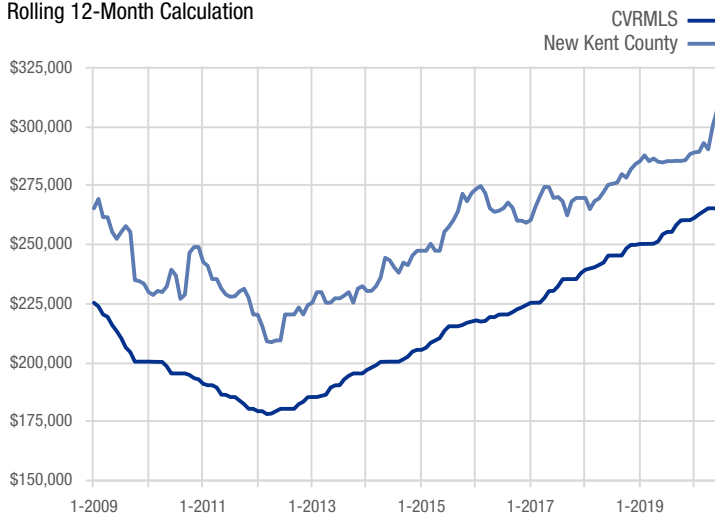
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	53	60	+ 13.2%	356	350	- 1.7%
Pending Sales	31	56	+ 80.6%	201	259	+ 28.9%
Closed Sales	42	44	+ 4.8%	178	199	+ 11.8%
Days on Market Until Sale	43	51	+ 18.6%	58	56	- 3.4%
Median Sales Price*	\$289,450	\$329,548	+ 13.9%	\$285,000	\$315,000	+ 10.5%
Average Sales Price*	\$310,911	\$348,753	+ 12.2%	\$301,147	\$320,160	+ 6.3%
Percent of Original List Price Received*	98.0%	99.2%	+ 1.2%	98.9%	99.0%	+ 0.1%
Inventory of Homes for Sale	142	115	- 19.0%	—	—	—
Months Supply of Inventory	4.9	3.0	- 38.8%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	2	0	- 100.0%	10	11	+ 10.0%
Pending Sales	1	1	0.0%	7	6	- 14.3%
Closed Sales	1	0	- 100.0%	4	5	+ 25.0%
Days on Market Until Sale	20	—	—	53	30	- 43.4%
Median Sales Price*	\$215,000	—	—	\$222,500	\$210,000	- 5.6%
Average Sales Price*	\$215,000	—	—	\$201,975	\$193,900	- 4.0%
Percent of Original List Price Received*	100.0%	—	—	94.7%	96.7%	+ 2.1%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	3.5	4.0	+ 14.3%	—	—	—

* 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.

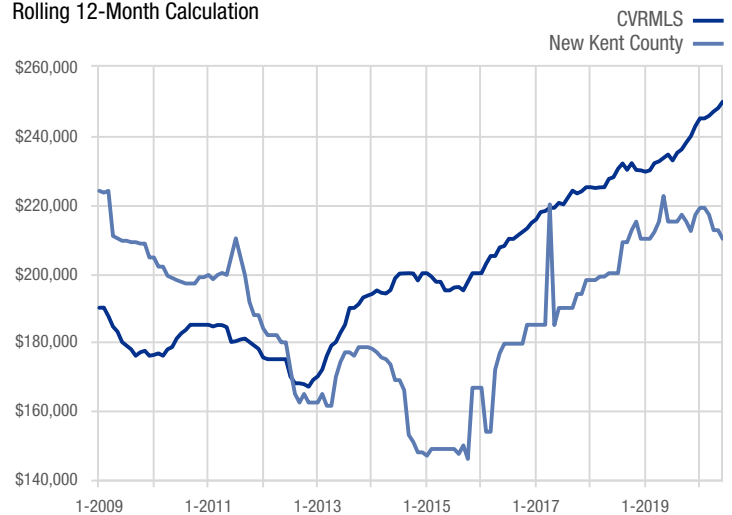
Median Sales Price - Single-Family

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.