

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



Blackstone (unincorporated town)

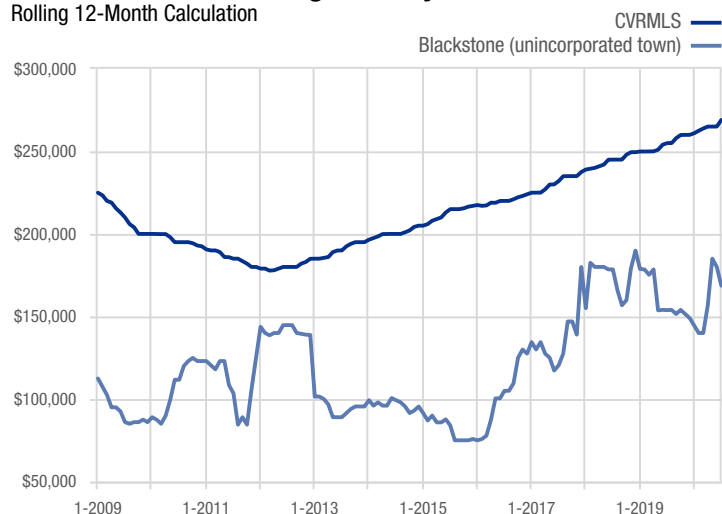
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	5	0	- 100.0%	35	28	- 20.0%
Pending Sales	3	6	+ 100.0%	25	29	+ 16.0%
Closed Sales	1	4	+ 300.0%	31	21	- 32.3%
Days on Market Until Sale	27	104	+ 285.2%	65	80	+ 23.1%
Median Sales Price*	\$82,000	\$102,000	+ 24.4%	\$139,900	\$137,250	- 1.9%
Average Sales Price*	\$82,000	\$103,500	+ 26.2%	\$165,290	\$153,760	- 7.0%
Percent of Original List Price Received*	92.1%	84.1%	- 8.7%	90.2%	88.6%	- 1.8%
Inventory of Homes for Sale	16	7	- 56.3%	—	—	—
Months Supply of Inventory	4.6	2.0	- 56.5%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	0	6	—
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	15	—
Median Sales Price*	—	—	—	—	\$202,900	—
Average Sales Price*	—	—	—	—	\$202,900	—
Percent of Original List Price Received*	—	—	—	—	101.5%	—
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	1.0	5.0	+ 400.0%	—	—	—

* 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.

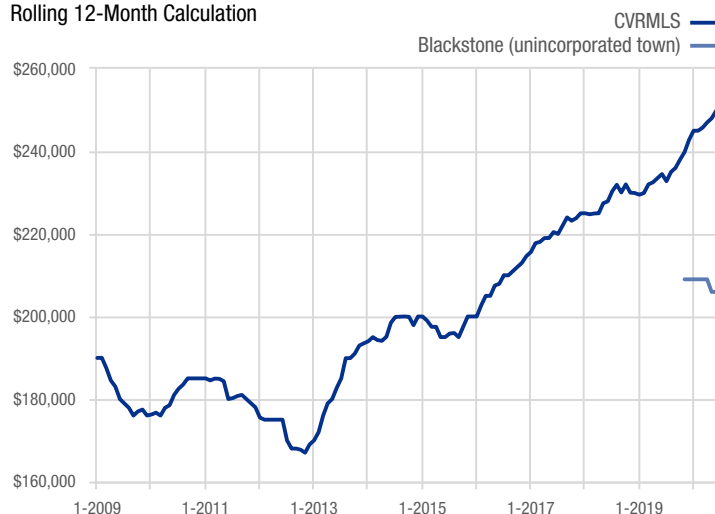
Median Sales Price - Single-Family

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.