

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



West Point (unincorporated town)

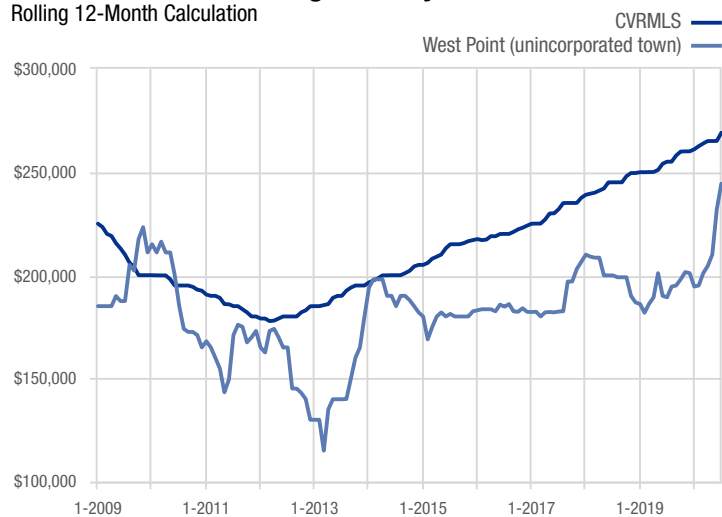
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	7	6	- 14.3%	43	54	+ 25.6%
Pending Sales	3	12	+ 300.0%	21	46	+ 119.0%
Closed Sales	4	5	+ 25.0%	21	36	+ 71.4%
Days on Market Until Sale	31	111	+ 258.1%	53	62	+ 17.0%
Median Sales Price*	\$157,500	\$343,400	+ 118.0%	\$190,000	\$262,325	+ 38.1%
Average Sales Price*	\$163,750	\$355,460	+ 117.1%	\$234,802	\$281,936	+ 20.1%
Percent of Original List Price Received*	87.8%	104.1%	+ 18.6%	94.0%	99.3%	+ 5.6%
Inventory of Homes for Sale	22	12	- 45.5%	—	—	—
Months Supply of Inventory	7.3	2.1	- 71.2%	—	—	—

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	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

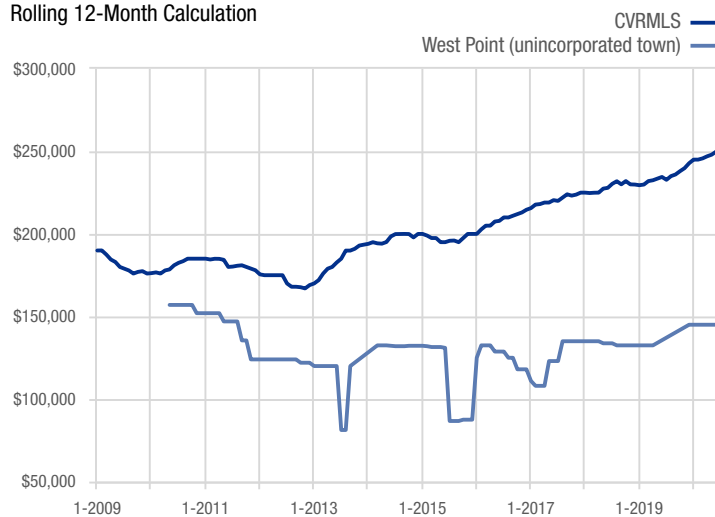
Median Sales Price - Single-Family

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.