

# Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



## York County

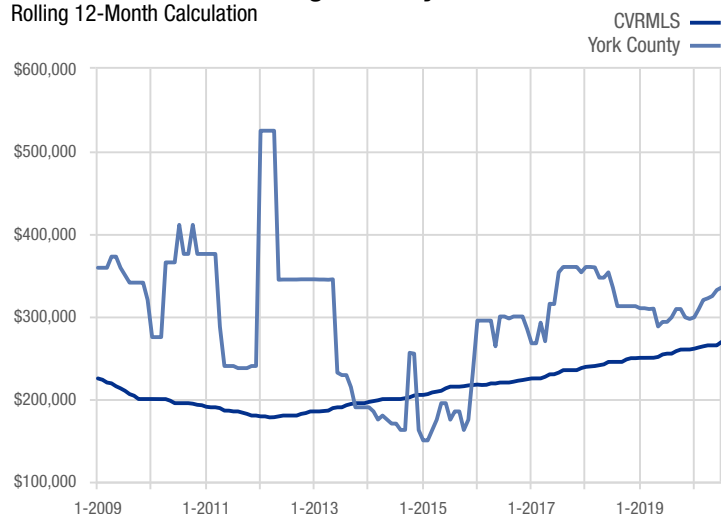
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	3	5	+ 66.7%	32	26	- 18.8%
Pending Sales	6	6	0.0%	23	21	- 8.7%
Closed Sales	4	3	- 25.0%	16	19	+ 18.8%
Days on Market Until Sale	14	11	- 21.4%	27	33	+ 22.2%
Median Sales Price*	\$296,500	\$300,000	+ 1.2%	\$285,950	\$365,000	+ 27.6%
Average Sales Price*	\$295,250	\$311,333	+ 5.4%	\$274,994	\$338,711	+ 23.2%
Percent of Original List Price Received*	97.2%	99.0%	+ 1.9%	95.4%	97.8%	+ 2.5%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	1	—	2	6	+ 200.0%
Pending Sales	0	1	—	3	4	+ 33.3%
Closed Sales	0	2	—	3	2	- 33.3%
Days on Market Until Sale	—	64	—	65	64	- 1.5%
Median Sales Price*	—	\$138,500	—	\$205,000	\$138,500	- 32.4%
Average Sales Price*	—	\$138,500	—	\$204,333	\$138,500	- 32.2%
Percent of Original List Price Received*	—	98.6%	—	99.0%	98.6%	- 0.4%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.6	—	—	—	—

\* 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.

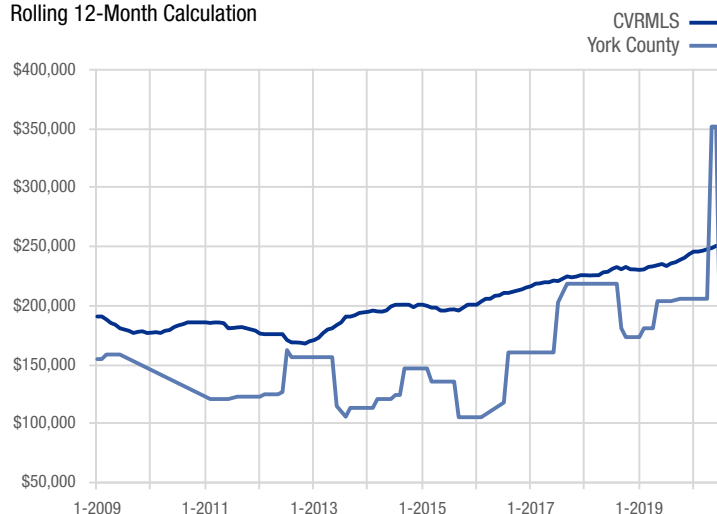
### Median Sales Price - Single-Family

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.