Local Market Update – August 2020
A Research Tool Provided by Central Virginia Regional MLS.

CVRMLS

Blackstone (unincorporated town)

Single Family

Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	5	3	- 40.0%	40	31	- 22.5%
Pending Sales	2	6	+ 200.0%	27	34	+ 25.9%
Closed Sales	1	4	+ 300.0%	32	25	- 21.9%
Days on Market Until Sale	5	113	+ 2,160.0%	63	85	+ 34.9%
Median Sales Price*	$207,000	$100,250	- 51.6%	$139,950	$137,250	- 1.9%
Average Sales Price*	$207,000	$98,875	- 52.2%	$166,594	$144,613	- 13.2%
Percent of Original List Price Received*	101.0%	92.1%	- 8.8%	90.5%	89.1%	- 1.5%
Inventory of Homes for Sale	19	5	- 73.7%	—	—	—
Months Supply of Inventory	5.4	1.4	- 74.1%	—	—	—

Condo/Town

Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	0	0	0.0%	0	6	—
Pending Sales	0	0	0.0%	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.
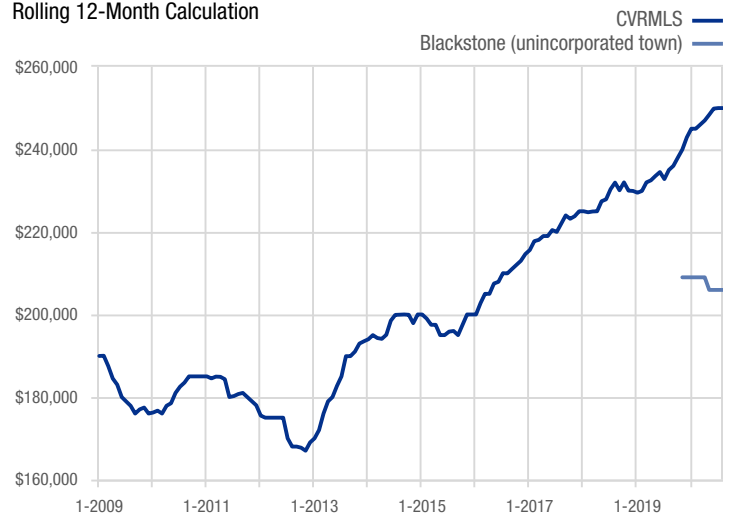
Median Sales Price - Single-Family
Rolling 12-Month Calculation

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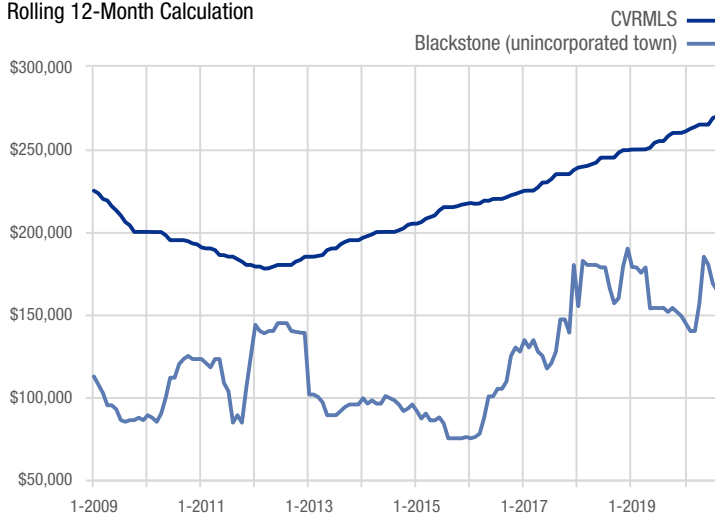
Median Sales Price - Condo/Town
Rolling 12-Month Calculation

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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.