

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



Hampton City

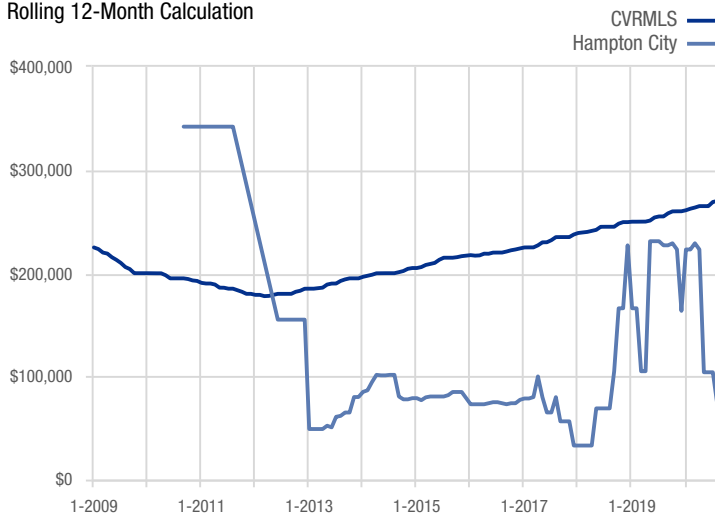
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	3	2	- 33.3%	7	5	- 28.6%
Pending Sales	0	2	—	5	3	- 40.0%
Closed Sales	2	0	- 100.0%	6	1	- 83.3%
Days on Market Until Sale	14	—	—	37	10	- 73.0%
Median Sales Price*	\$223,000	—	—	\$223,000	\$41,000	- 81.6%
Average Sales Price*	\$223,000	—	—	\$171,600	\$41,000	- 76.1%
Percent of Original List Price Received*	97.5%	—	—	90.2%	117.1%	+ 29.8%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	2.5	0.8	- 68.0%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	1	—	2	2	0.0%
Days on Market Until Sale	—	22	—	15	13	- 13.3%
Median Sales Price*	—	\$180,000	—	\$200,000	\$161,250	- 19.4%
Average Sales Price*	—	\$180,000	—	\$200,000	\$161,250	- 19.4%
Percent of Original List Price Received*	—	97.3%	—	100.0%	99.6%	- 0.4%
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.

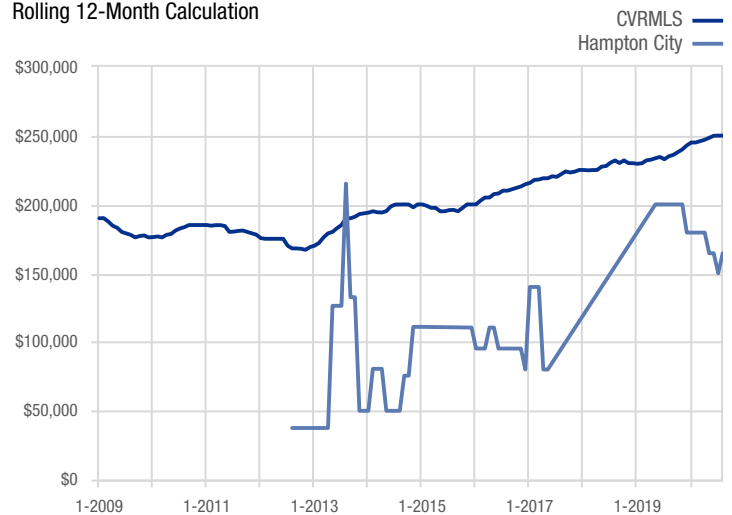
Median Sales Price - Single-Family

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.