

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



Lancaster County

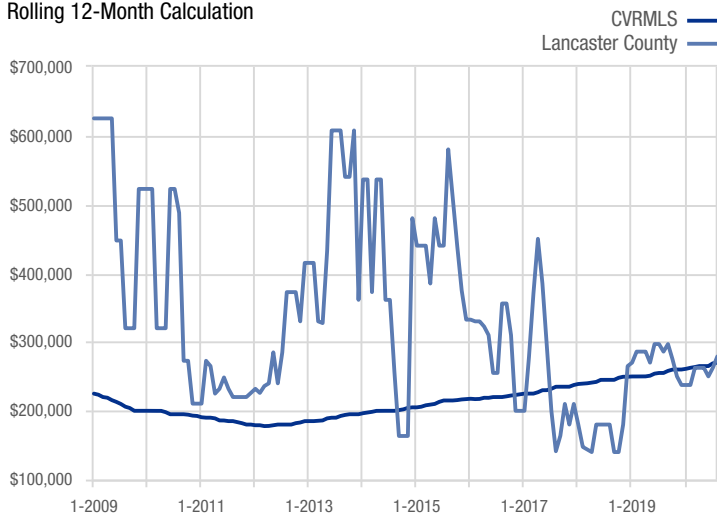
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	5	2	- 60.0%	33	28	- 15.2%
Pending Sales	1	2	+ 100.0%	5	22	+ 340.0%
Closed Sales	3	2	- 33.3%	7	18	+ 157.1%
Days on Market Until Sale	36	146	+ 305.6%	151	127	- 15.9%
Median Sales Price*	\$190,000	\$280,000	+ 47.4%	\$225,000	\$314,500	+ 39.8%
Average Sales Price*	\$169,333	\$280,000	+ 65.4%	\$276,360	\$418,250	+ 51.3%
Percent of Original List Price Received*	95.0%	90.2%	- 5.1%	84.2%	89.2%	+ 5.9%
Inventory of Homes for Sale	25	12	- 52.0%	—	—	—
Months Supply of Inventory	12.5	4.9	- 60.8%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	0	0	0.0%	2	3	+ 50.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	10	—	—	10	—
Median Sales Price*	—	\$200,000	—	—	\$200,000	—
Average Sales Price*	—	\$200,000	—	—	\$200,000	—
Percent of Original List Price Received*	—	95.2%	—	—	95.2%	—
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

* 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.

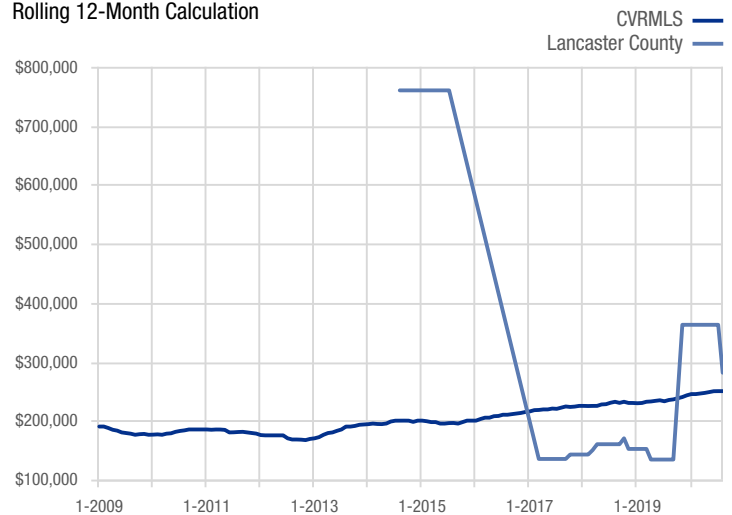
Median Sales Price - Single-Family

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.