

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



York County

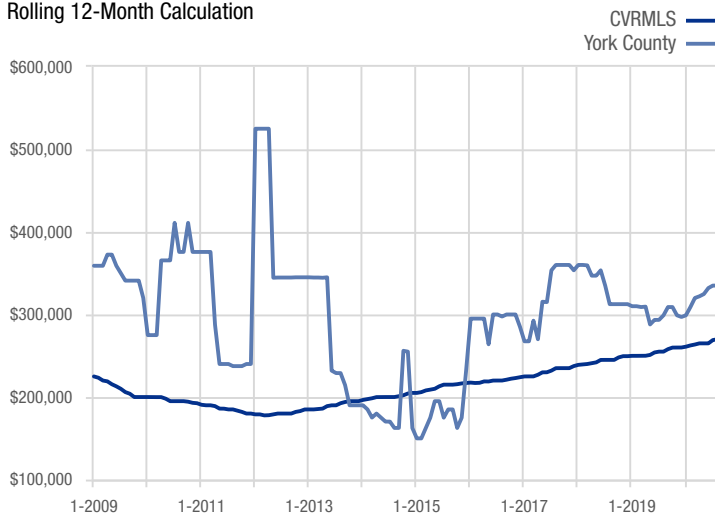
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	9	1	- 88.9%	41	27	- 34.1%
Pending Sales	5	4	- 20.0%	28	24	- 14.3%
Closed Sales	8	6	- 25.0%	24	25	+ 4.2%
Days on Market Until Sale	140	35	- 75.0%	65	34	- 47.7%
Median Sales Price*	\$311,250	\$290,000	- 6.8%	\$291,450	\$349,500	+ 19.9%
Average Sales Price*	\$430,438	\$339,000	- 21.2%	\$326,808	\$338,780	+ 3.7%
Percent of Original List Price Received*	91.9%	97.1%	+ 5.7%	94.2%	97.6%	+ 3.6%
Inventory of Homes for Sale	11	2	- 81.8%	—	—	—
Months Supply of Inventory	3.6	0.7	- 80.6%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	1	1	0.0%	3	7	+ 133.3%
Pending Sales	0	1	—	3	5	+ 66.7%
Closed Sales	0	1	—	3	3	0.0%
Days on Market Until Sale	—	64	—	65	64	- 1.5%
Median Sales Price*	—	\$140,000	—	\$205,000	\$140,000	- 31.7%
Average Sales Price*	—	\$140,000	—	\$204,333	\$139,000	- 32.0%
Percent of Original List Price Received*	—	93.4%	—	99.0%	96.8%	- 2.2%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	1.7	+ 70.0%	—	—	—

* 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.

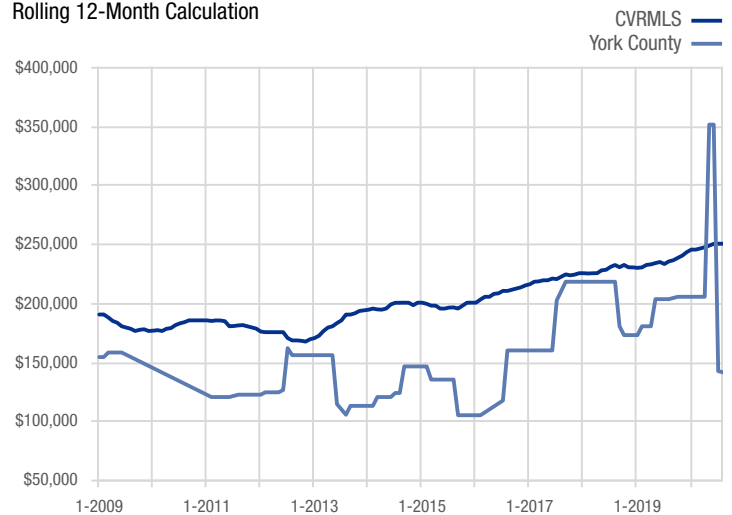
Median Sales Price - Single-Family

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.