

Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



York County

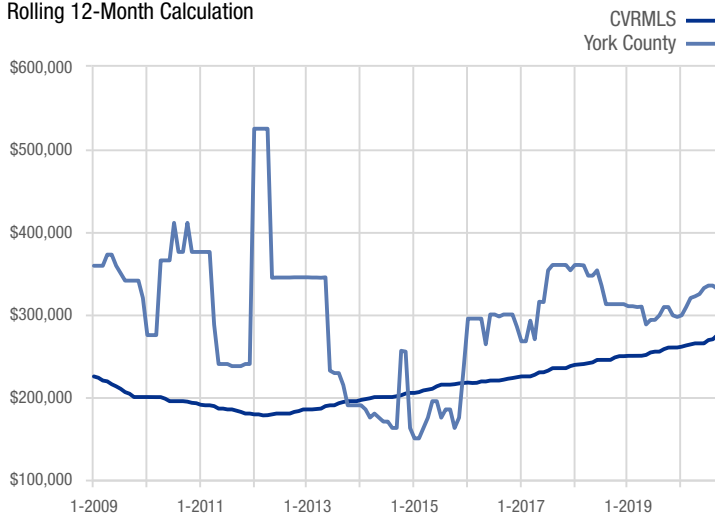
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	0	3	—	41	31	- 24.4%
Pending Sales	2	1	- 50.0%	30	25	- 16.7%
Closed Sales	3	3	0.0%	27	28	+ 3.7%
Days on Market Until Sale	124	5	- 96.0%	71	31	- 56.3%
Median Sales Price*	\$415,000	\$352,000	- 15.2%	\$299,000	\$350,750	+ 17.3%
Average Sales Price*	\$412,000	\$376,000	- 8.7%	\$336,274	\$342,768	+ 1.9%
Percent of Original List Price Received*	92.6%	99.8%	+ 7.8%	94.0%	97.9%	+ 4.1%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	2.7	1.7	- 37.0%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	0	1	—	3	8	+ 166.7%
Pending Sales	0	0	0.0%	3	5	+ 66.7%
Closed Sales	0	2	—	3	5	+ 66.7%
Days on Market Until Sale	—	39	—	65	54	- 16.9%
Median Sales Price*	—	\$185,000	—	\$205,000	\$140,000	- 31.7%
Average Sales Price*	—	\$185,000	—	\$204,333	\$157,400	- 23.0%
Percent of Original List Price Received*	—	94.6%	—	99.0%	96.0%	- 3.0%
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.

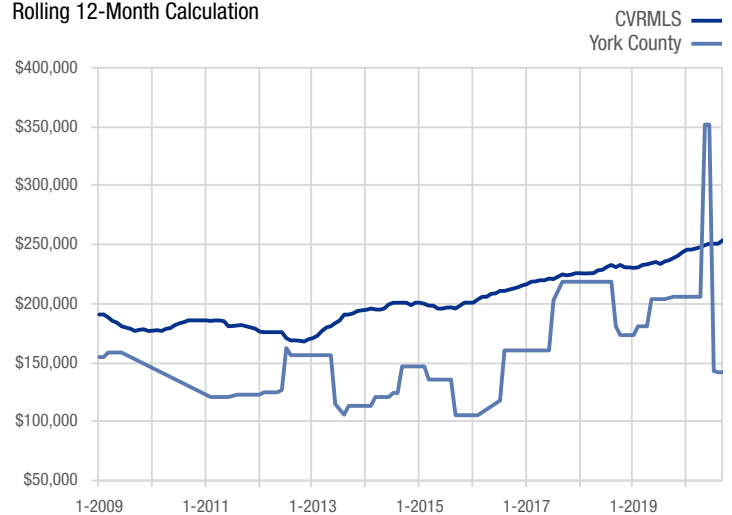
Median Sales Price - Single-Family

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.