

# Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Blackstone (unincorporated town)

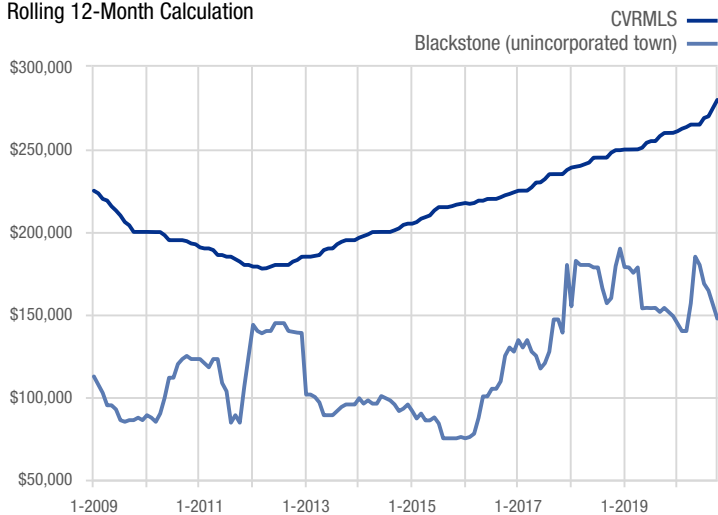
| Single Family                            | October   |             |          | Year to Date |              |          |
|--|-----------|-------------|----------|--------------|--------------|----------|
| Key Metrics                              | 2019      | 2020        | % Change | Thru 10-2019 | Thru 10-2020 | % Change |
| New Listings                             | 2         | 5           | + 150.0% | 47           | 40           | - 14.9%  |
| Pending Sales                            | 3         | 2           | - 33.3%  | 35           | 39           | + 11.4%  |
| Closed Sales                             | 5         | 1           | - 80.0%  | 39           | 33           | - 15.4%  |
| Days on Market Until Sale                | 94        | 287         | + 205.3% | 66           | 105          | + 59.1%  |
| Median Sales Price*                      | \$232,500 | \$1,050,000 | + 351.6% | \$139,950    | \$139,750    | - 0.1%   |
| Average Sales Price*                     | \$205,000 | \$1,050,000 | + 412.2% | \$167,277    | \$174,191    | + 4.1%   |
| Percent of Original List Price Received* | 109.6%    | 80.8%       | - 26.3%  | 93.2%        | 88.9%        | - 4.6%   |
| Inventory of Homes for Sale              | 15        | 7           | - 53.3%  | —            | —            | —        |
| Months Supply of Inventory               | 3.9       | 2.0         | - 48.7%  | —            | —            | —        |

| Condo/Town                               | October |      |          | Year to Date |              |          |
|--|---------|------|----------|--------------|--------------|----------|
| Key Metrics                              | 2019    | 2020 | % Change | Thru 10-2019 | Thru 10-2020 | % 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              | 0       | 5    | —        | —            | —            | —        |
| Months Supply of Inventory               | —       | 5.0  | —        | —            | —            | —        |

\* 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.

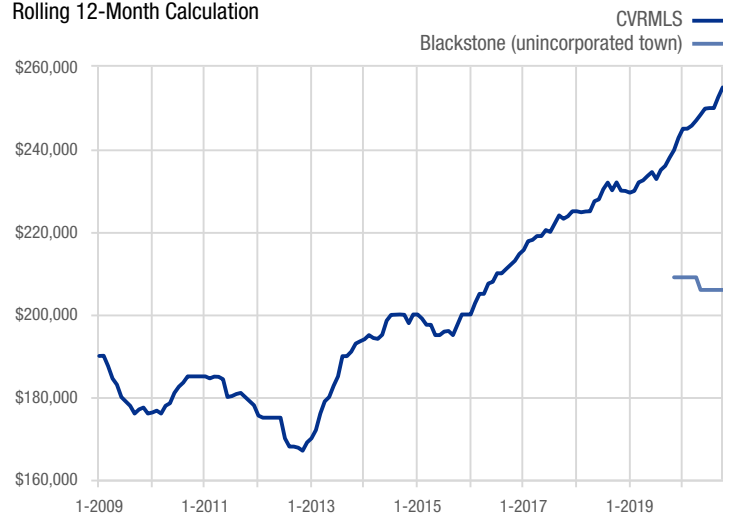
### Median Sales Price - Single-Family

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.