

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



Hampton City

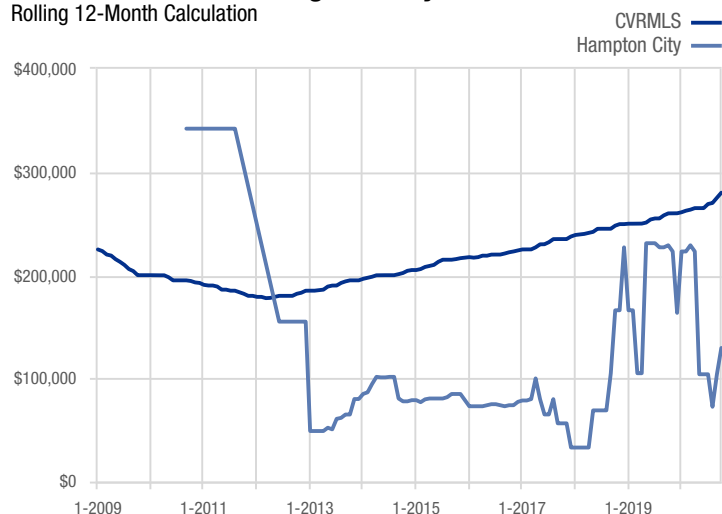
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	1	2	+ 100.0%	8	7	- 12.5%
Pending Sales	1	1	0.0%	6	4	- 33.3%
Closed Sales	0	1	—	6	3	- 50.0%
Days on Market Until Sale	—	3	—	37	21	- 43.2%
Median Sales Price*	—	\$195,000	—	\$223,000	\$155,000	- 30.5%
Average Sales Price*	—	\$195,000	—	\$171,600	\$130,333	- 24.0%
Percent of Original List Price Received*	—	92.9%	—	90.2%	101.3%	+ 12.3%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	2.5	1.5	- 40.0%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	0.0%	4	2	- 50.0%
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	15	13	- 13.3%
Median Sales Price*	—	—	—	\$200,000	\$161,250	- 19.4%
Average Sales Price*	—	—	—	\$200,000	\$161,250	- 19.4%
Percent of Original List Price Received*	—	—	—	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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.

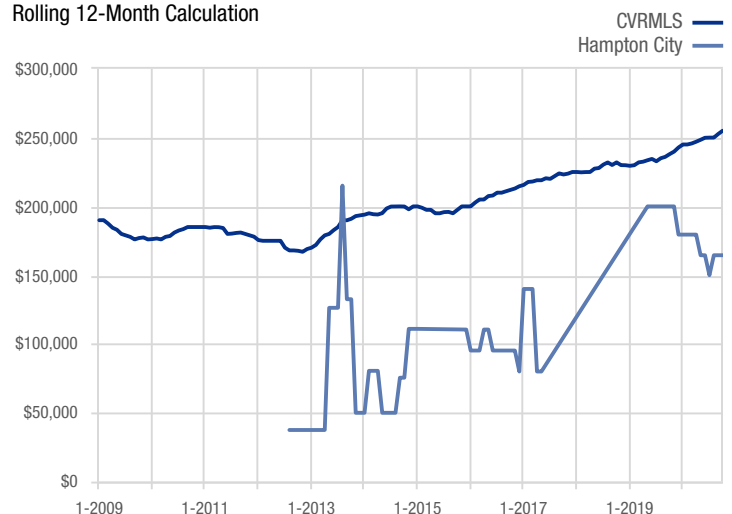
Median Sales Price - Single-Family

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.