

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



Mathews County

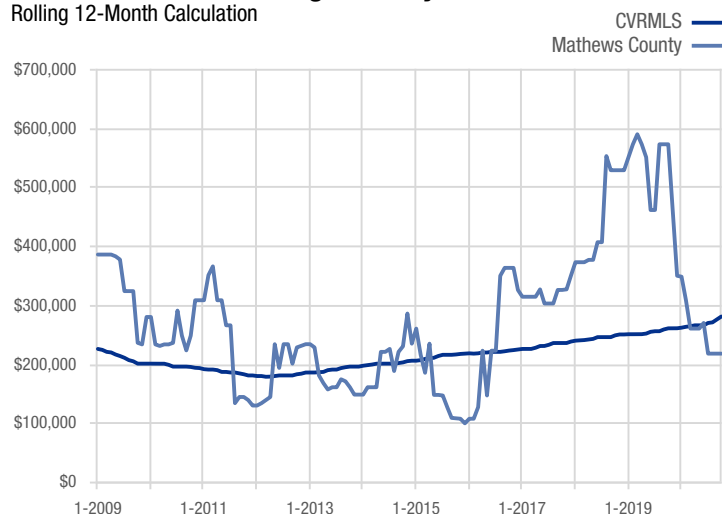
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	4	1	- 75.0%	26	21	- 19.2%
Pending Sales	1	1	0.0%	9	21	+ 133.3%
Closed Sales	0	2	—	11	19	+ 72.7%
Days on Market Until Sale	—	4	—	103	87	- 15.5%
Median Sales Price*	—	\$400,750	—	\$460,500	\$240,750	- 47.7%
Average Sales Price*	—	\$400,750	—	\$492,850	\$348,244	- 29.3%
Percent of Original List Price Received*	—	97.1%	—	93.6%	87.2%	- 6.8%
Inventory of Homes for Sale	14	4	- 71.4%	—	—	—
Months Supply of Inventory	8.6	1.7	- 80.2%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	0.0%	1	4	+ 300.0%
Pending Sales	1	0	- 100.0%	1	5	+ 400.0%
Closed Sales	0	0	0.0%	0	5	—
Days on Market Until Sale	—	—	—	—	50	—
Median Sales Price*	—	—	—	—	\$275,000	—
Average Sales Price*	—	—	—	—	\$280,000	—
Percent of Original List Price Received*	—	—	—	—	95.9%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

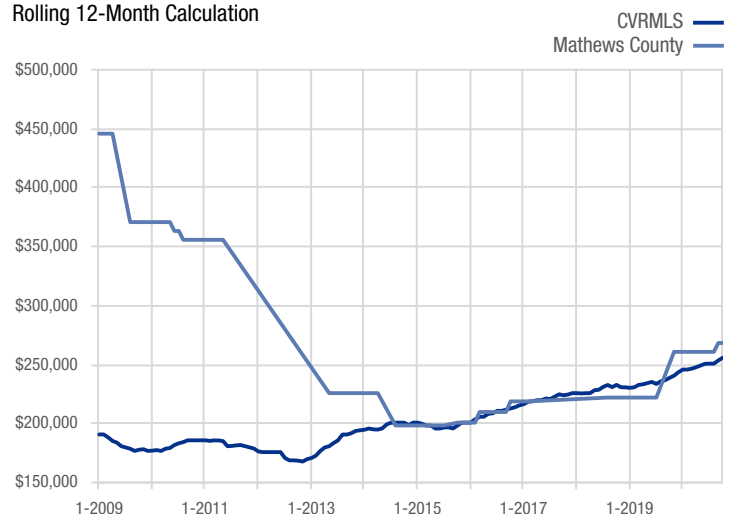
Median Sales Price - Single-Family

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.