

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



Mecklenburg County

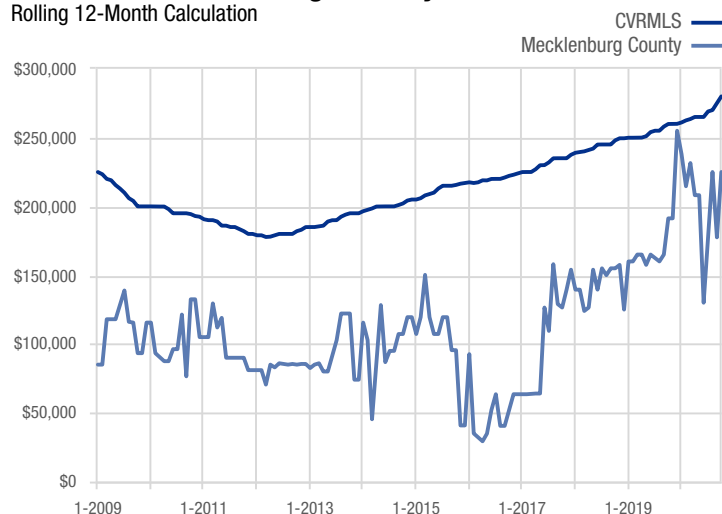
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	1	1	0.0%	17	14	- 17.6%
Pending Sales	3	1	- 66.7%	10	9	- 10.0%
Closed Sales	3	1	- 66.7%	10	9	- 10.0%
Days on Market Until Sale	101	138	+ 36.6%	142	62	- 56.3%
Median Sales Price*	\$174,000	\$485,000	+ 178.7%	\$191,300	\$130,000	- 32.0%
Average Sales Price*	\$174,000	\$485,000	+ 178.7%	\$199,922	\$191,889	- 4.0%
Percent of Original List Price Received*	101.6%	95.1%	- 6.4%	89.0%	85.8%	- 3.6%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	5.3	4.5	- 15.1%	—	—	—

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	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	29	—	—
Median Sales Price*	—	—	—	\$280,000	—	—
Average Sales Price*	—	—	—	\$280,000	—	—
Percent of Original List Price Received*	—	—	—	95.1%	—	—
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.

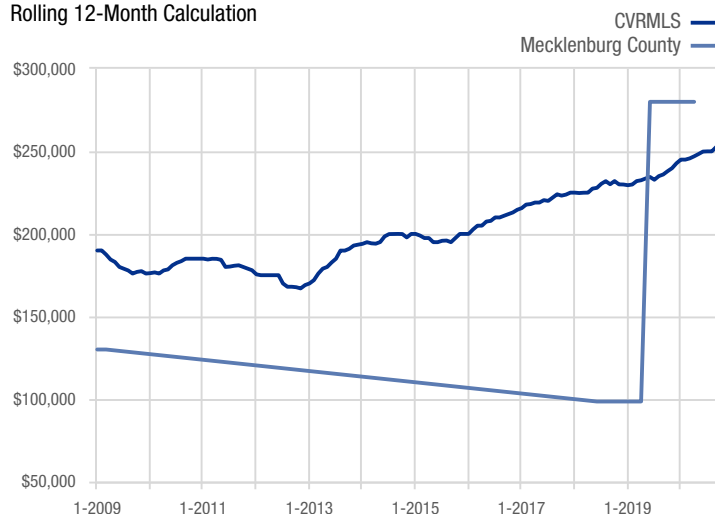
Median Sales Price - Single-Family

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.