

# Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Powhatan County

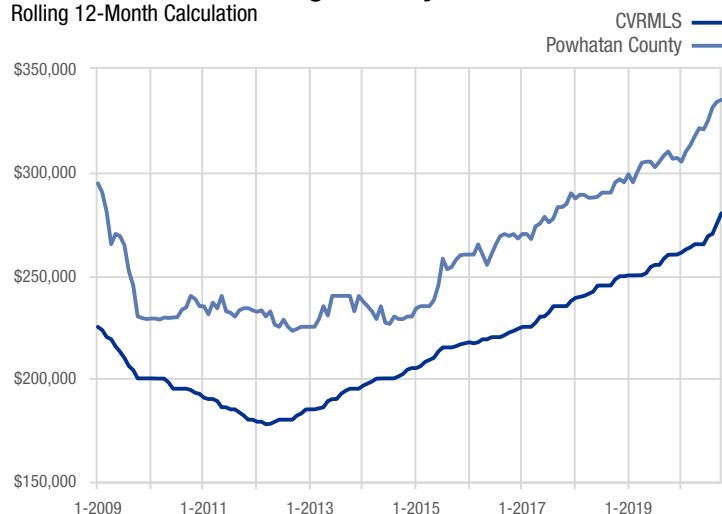
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	68	56	- 17.6%	622	612	- 1.6%
Pending Sales	47	63	+ 34.0%	451	513	+ 13.7%
Closed Sales	47	59	+ 25.5%	413	471	+ 14.0%
Days on Market Until Sale	54	27	- 50.0%	49	40	- 18.4%
Median Sales Price*	\$337,500	<b>\$354,975</b>	+ 5.2%	\$309,950	<b>\$339,000</b>	+ 9.4%
Average Sales Price*	\$391,942	<b>\$399,625</b>	+ 2.0%	\$339,545	<b>\$371,051</b>	+ 9.3%
Percent of Original List Price Received*	96.4%	100.9%	+ 4.7%	97.8%	98.9%	+ 1.1%
Inventory of Homes for Sale	129	84	- 34.9%	—	—	—
Months Supply of Inventory	3.1	1.7	- 45.2%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
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.

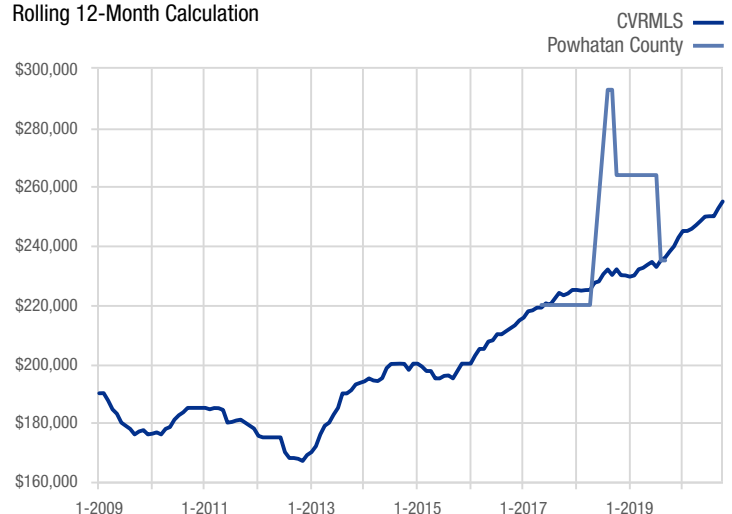
### Median Sales Price - Single-Family

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.