

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



Tappahannock (unincorporated town)

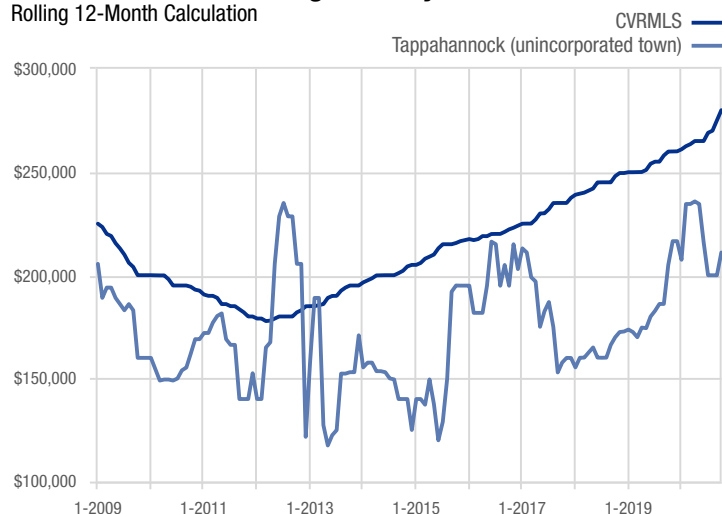
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	8	6	- 25.0%	66	69	+ 4.5%
Pending Sales	5	4	- 20.0%	46	54	+ 17.4%
Closed Sales	4	8	+ 100.0%	42	49	+ 16.7%
Days on Market Until Sale	89	121	+ 36.0%	71	57	- 19.7%
Median Sales Price*	\$222,500	\$266,000	+ 19.6%	\$216,496	\$211,000	- 2.5%
Average Sales Price*	\$228,750	\$391,619	+ 71.2%	\$291,950	\$254,293	- 12.9%
Percent of Original List Price Received*	93.7%	98.7%	+ 5.3%	95.6%	97.1%	+ 1.6%
Inventory of Homes for Sale	26	16	- 38.5%	—	—	—
Months Supply of Inventory	6.1	3.3	- 45.9%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	0.0%	8	4	- 50.0%
Pending Sales	0	0	0.0%	7	4	- 42.9%
Closed Sales	1	0	- 100.0%	7	4	- 42.9%
Days on Market Until Sale	52	—	—	69	82	+ 18.8%
Median Sales Price*	\$133,000	—	—	\$195,000	\$193,750	- 0.6%
Average Sales Price*	\$133,000	—	—	\$202,429	\$195,375	- 3.5%
Percent of Original List Price Received*	98.5%	—	—	94.2%	91.6%	- 2.8%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.5	—	—	—	—	—

* 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.

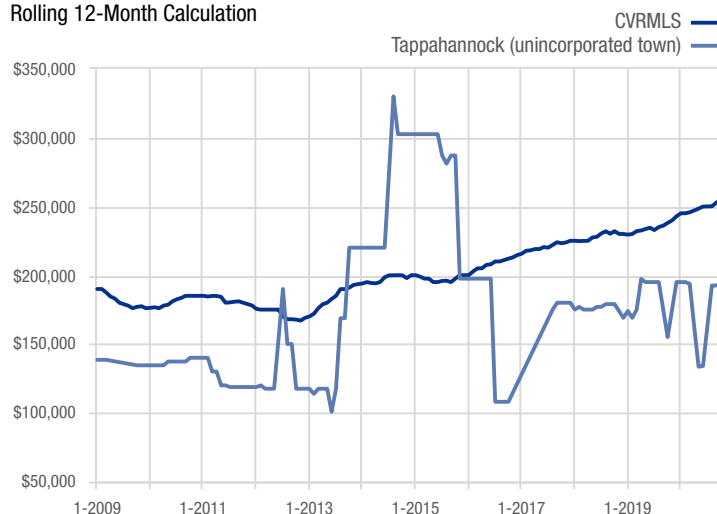
Median Sales Price - Single-Family

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.