

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



West Point (unincorporated town)

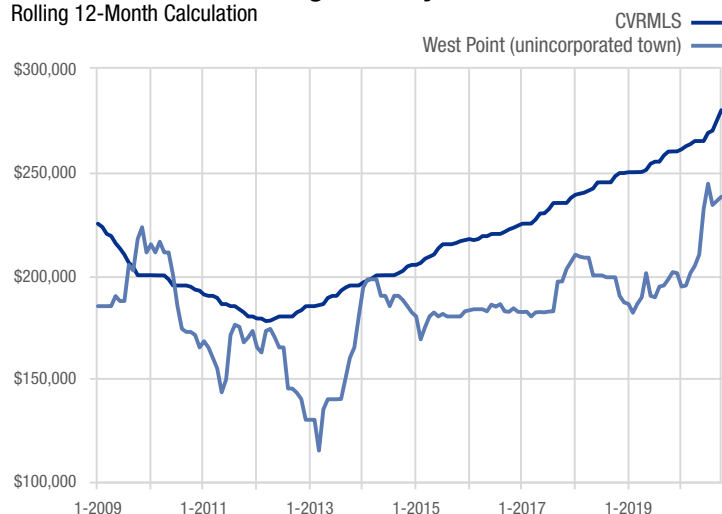
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	5	8	+ 60.0%	61	73	+ 19.7%
Pending Sales	8	6	- 25.0%	34	61	+ 79.4%
Closed Sales	1	4	+ 300.0%	28	55	+ 96.4%
Days on Market Until Sale	41	63	+ 53.7%	72	56	- 22.2%
Median Sales Price*	\$176,000	\$247,100	+ 40.4%	\$198,000	\$246,800	+ 24.6%
Average Sales Price*	\$176,000	\$244,983	+ 39.2%	\$248,708	\$266,449	+ 7.1%
Percent of Original List Price Received*	98.6%	100.7%	+ 2.1%	93.8%	99.1%	+ 5.7%
Inventory of Homes for Sale	23	15	- 34.8%	—	—	—
Months Supply of Inventory	6.7	2.5	- 62.7%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	0	1	—	0	1	—
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	1	0	- 100.0%	—	—	—
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.

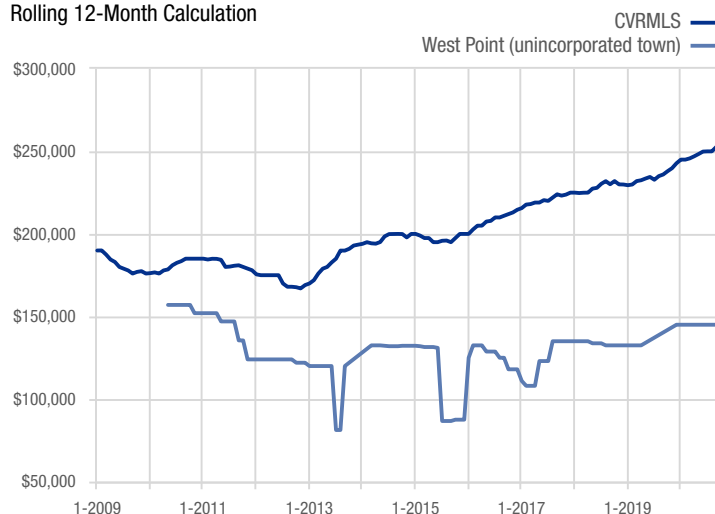
Median Sales Price - Single-Family

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.