

# Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



## York County

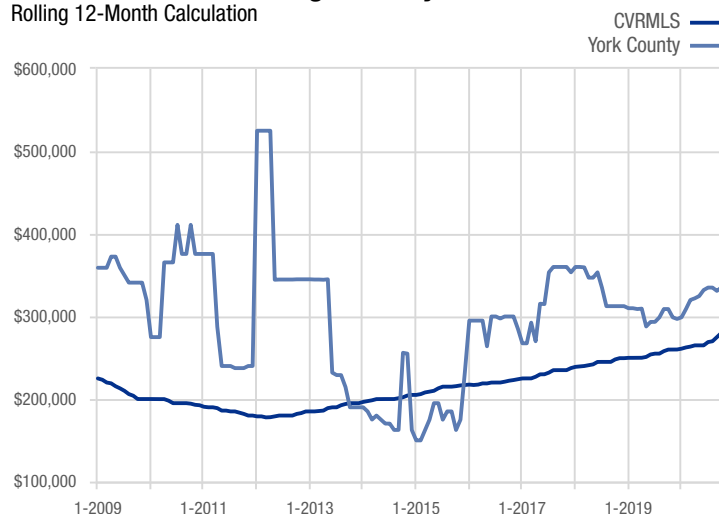
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	4	2	- 50.0%	45	33	- 26.7%
Pending Sales	5	5	0.0%	35	30	- 14.3%
Closed Sales	5	1	- 80.0%	32	29	- 9.4%
Days on Market Until Sale	39	82	+ 110.3%	66	32	- 51.5%
Median Sales Price*	\$300,000	<b>\$499,900</b>	+ 66.6%	\$299,500	<b>\$352,000</b>	+ 17.5%
Average Sales Price*	\$354,600	<b>\$499,900</b>	+ 41.0%	\$339,138	<b>\$348,186</b>	+ 2.7%
Percent of Original List Price Received*	95.8%	<b>95.2%</b>	- 0.6%	94.3%	<b>97.8%</b>	+ 3.7%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	1.9	<b>0.7</b>	- 63.2%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	1	—	3	9	+ 200.0%
Pending Sales	0	2	—	3	7	+ 133.3%
Closed Sales	0	0	0.0%	3	5	+ 66.7%
Days on Market Until Sale	—	—	—	65	54	- 16.9%
Median Sales Price*	—	—	—	\$205,000	<b>\$140,000</b>	- 31.7%
Average Sales Price*	—	—	—	\$204,333	<b>\$157,400</b>	- 23.0%
Percent of Original List Price Received*	—	—	—	99.0%	<b>96.0%</b>	- 3.0%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	<b>0.8</b>	- 20.0%	—	—	—

\* 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.

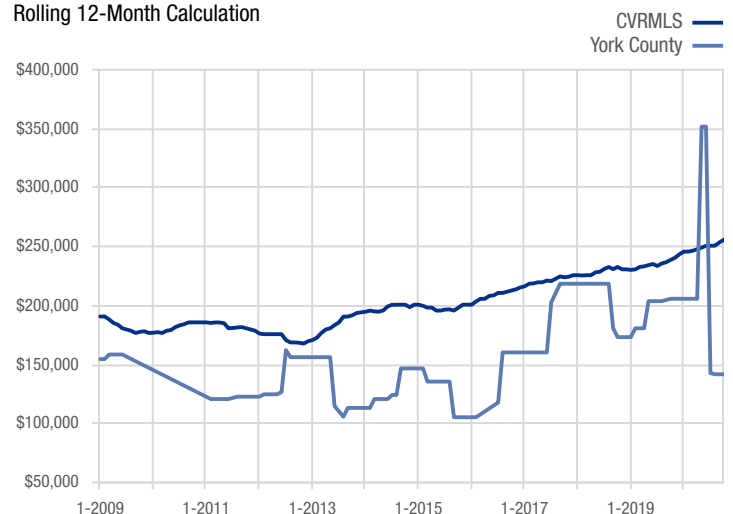
### Median Sales Price - Single-Family

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.