

# Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



## New Kent County

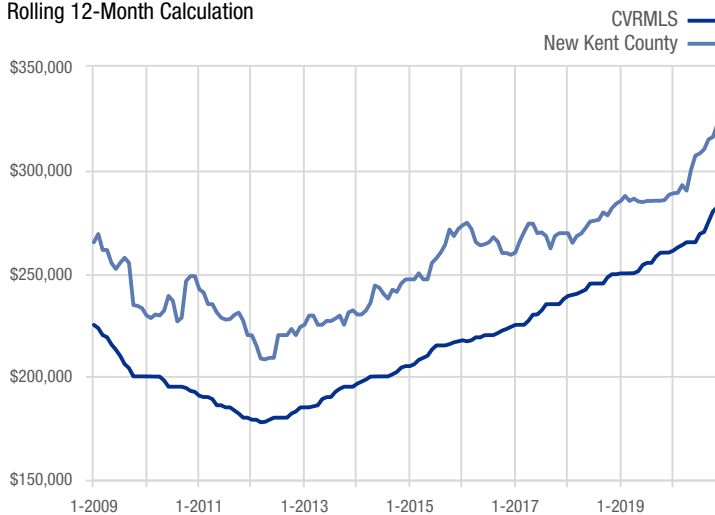
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	35	40	+ 14.3%	614	628	+ 2.3%
Pending Sales	38	44	+ 15.8%	380	509	+ 33.9%
Closed Sales	28	48	+ 71.4%	354	428	+ 20.9%
Days on Market Until Sale	44	37	- 15.9%	54	50	- 7.4%
Median Sales Price*	\$299,500	<b>\$351,404</b>	+ 17.3%	\$285,068	<b>\$322,154</b>	+ 13.0%
Average Sales Price*	\$331,089	<b>\$373,313</b>	+ 12.8%	\$301,425	<b>\$329,373</b>	+ 9.3%
Percent of Original List Price Received*	97.1%	100.4%	+ 3.4%	98.7%	99.7%	+ 1.0%
Inventory of Homes for Sale	122	67	- 45.1%	—	—	—
Months Supply of Inventory	3.7	1.5	- 59.5%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	1	0	- 100.0%	16	21	+ 31.3%
Pending Sales	2	1	- 50.0%	13	13	0.0%
Closed Sales	1	1	0.0%	11	10	- 9.1%
Days on Market Until Sale	10	11	+ 10.0%	44	65	+ 47.7%
Median Sales Price*	\$207,500	<b>\$238,030</b>	+ 14.7%	\$215,000	<b>\$226,775</b>	+ 5.5%
Average Sales Price*	\$207,500	<b>\$238,030</b>	+ 14.7%	\$205,623	<b>\$211,164</b>	+ 2.7%
Percent of Original List Price Received*	100.0%	100.7%	+ 0.7%	94.0%	97.9%	+ 4.1%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	1.8	3.2	+ 77.8%	—	—	—

\* 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.

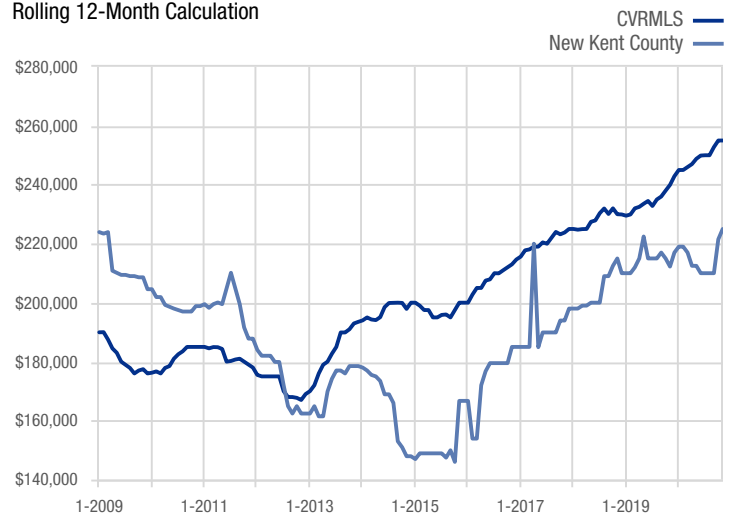
### Median Sales Price - Single-Family

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.