

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



Entire MLS

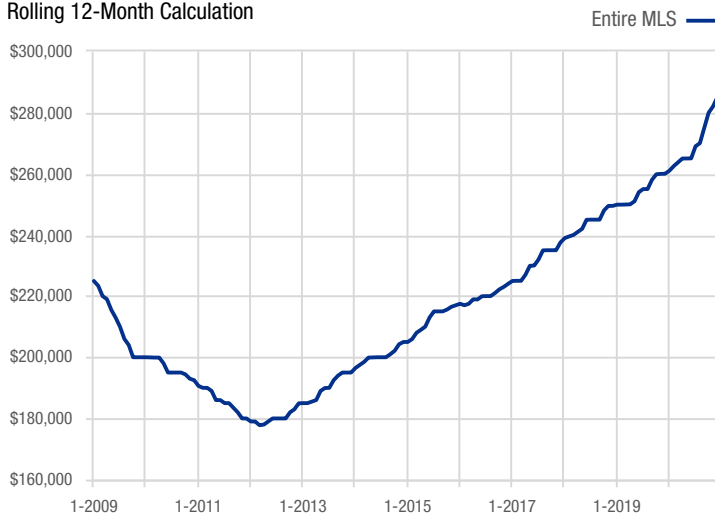
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1,049	1,298	+ 23.7%	25,472	24,711	- 3.0%
Pending Sales	1,043	1,383	+ 32.6%	19,223	21,968	+ 14.3%
Closed Sales	1,539	1,865	+ 21.2%	19,070	20,710	+ 8.6%
Days on Market Until Sale	42	23	- 45.2%	38	32	- 15.8%
Median Sales Price*	\$264,950	\$299,000	+ 12.9%	\$260,000	\$285,000	+ 9.6%
Average Sales Price*	\$309,125	\$338,249	+ 9.4%	\$298,380	\$325,202	+ 9.0%
Percent of Original List Price Received*	97.3%	100.3%	+ 3.1%	97.8%	99.3%	+ 1.5%
Inventory of Homes for Sale	3,458	1,689	- 51.2%	—	—	—
Months Supply of Inventory	2.2	0.9	- 59.1%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	167	235	+ 40.7%	3,490	3,627	+ 3.9%
Pending Sales	122	229	+ 87.7%	2,744	3,201	+ 16.7%
Closed Sales	244	339	+ 38.9%	2,744	2,993	+ 9.1%
Days on Market Until Sale	41	35	- 14.6%	36	34	- 5.6%
Median Sales Price*	\$268,718	\$275,245	+ 2.4%	\$242,893	\$255,519	+ 5.2%
Average Sales Price*	\$279,074	\$293,655	+ 5.2%	\$262,926	\$276,963	+ 5.3%
Percent of Original List Price Received*	99.4%	101.8%	+ 2.4%	99.6%	99.8%	+ 0.2%
Inventory of Homes for Sale	492	283	- 42.5%	—	—	—
Months Supply of Inventory	2.2	1.1	- 50.0%	—	—	—

* 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.

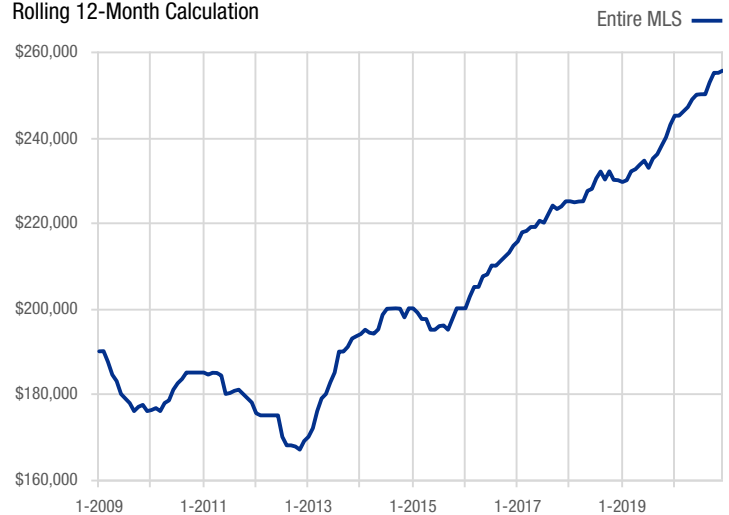
Median Sales Price - Single-Family

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.