

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



Hampton City

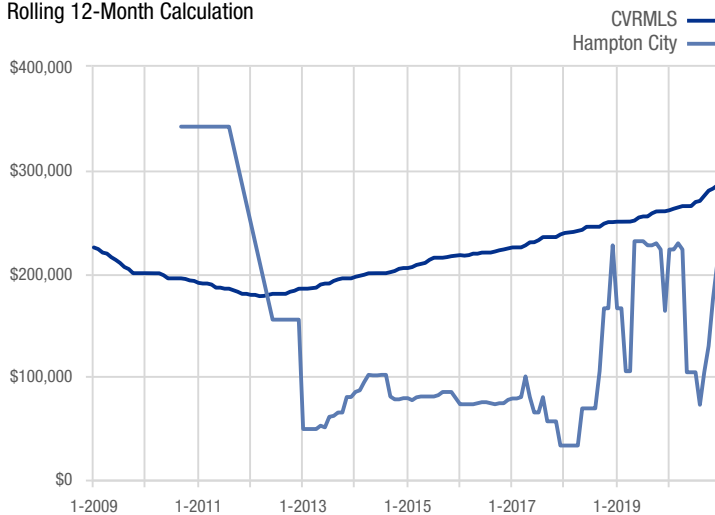
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	8	8	0.0%
Pending Sales	0	0	0.0%	6	7	+ 16.7%
Closed Sales	0	2	—	7	6	- 14.3%
Days on Market Until Sale	—	54	—	42	29	- 31.0%
Median Sales Price*	—	\$245,000	—	\$163,500	\$210,000	+ 28.4%
Average Sales Price*	—	\$245,000	—	\$160,333	\$206,583	+ 28.8%
Percent of Original List Price Received*	—	95.0%	—	90.3%	99.5%	+ 10.2%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.7	—	—	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	1	—	4	3	- 25.0%
Pending Sales	1	0	- 100.0%	4	2	- 50.0%
Closed Sales	2	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	35	—	—	25	13	- 48.0%
Median Sales Price*	\$164,500	—	—	\$179,500	\$161,250	- 10.2%
Average Sales Price*	\$164,500	—	—	\$182,250	\$161,250	- 11.5%
Percent of Original List Price Received*	96.9%	—	—	98.4%	99.6%	+ 1.2%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* 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.

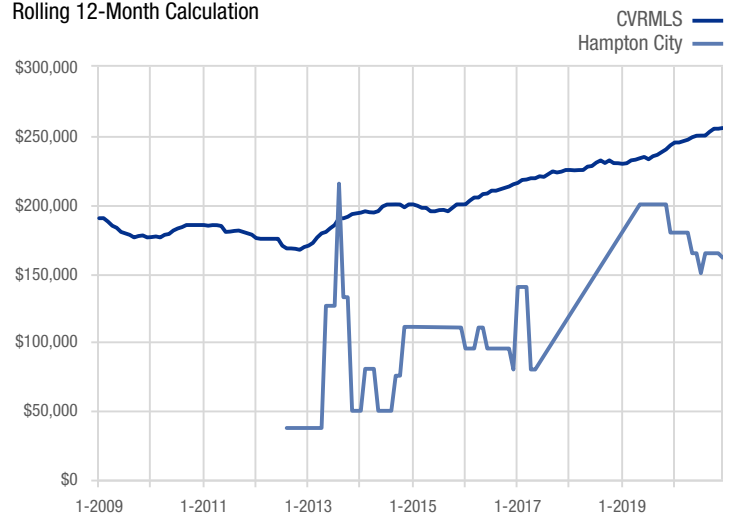
Median Sales Price - Single-Family

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.