

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



Newport News City

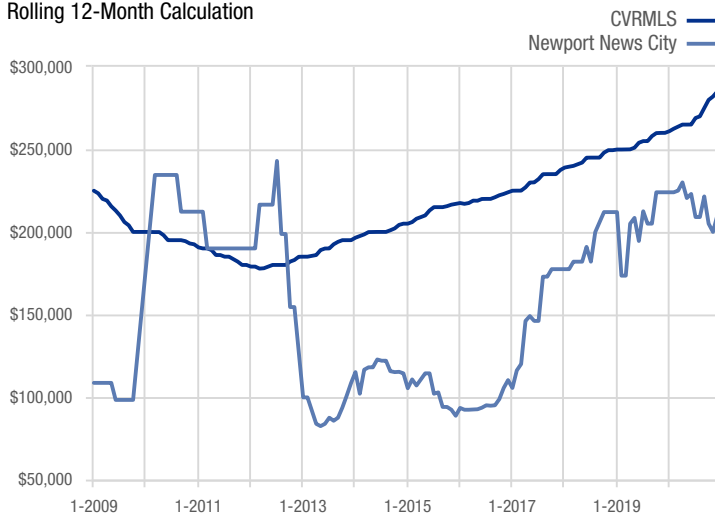
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	3	—	21	31	+ 47.6%
Pending Sales	0	2	—	15	27	+ 80.0%
Closed Sales	0	2	—	16	25	+ 56.3%
Days on Market Until Sale	—	76	—	47	40	- 14.9%
Median Sales Price*	—	\$230,000	—	\$224,000	\$210,000	- 6.3%
Average Sales Price*	—	\$230,000	—	\$223,562	\$222,436	- 0.5%
Percent of Original List Price Received*	—	99.0%	—	98.1%	103.7%	+ 5.7%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.5	1.8	+ 260.0%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	0	- 100.0%	6	1	- 83.3%
Pending Sales	1	0	- 100.0%	6	0	- 100.0%
Closed Sales	0	0	0.0%	5	1	- 80.0%
Days on Market Until Sale	—	—	—	21	14	- 33.3%
Median Sales Price*	—	—	—	\$147,888	\$218,100	+ 47.5%
Average Sales Price*	—	—	—	\$163,358	\$218,100	+ 33.5%
Percent of Original List Price Received*	—	—	—	98.8%	95.2%	- 3.6%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
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.

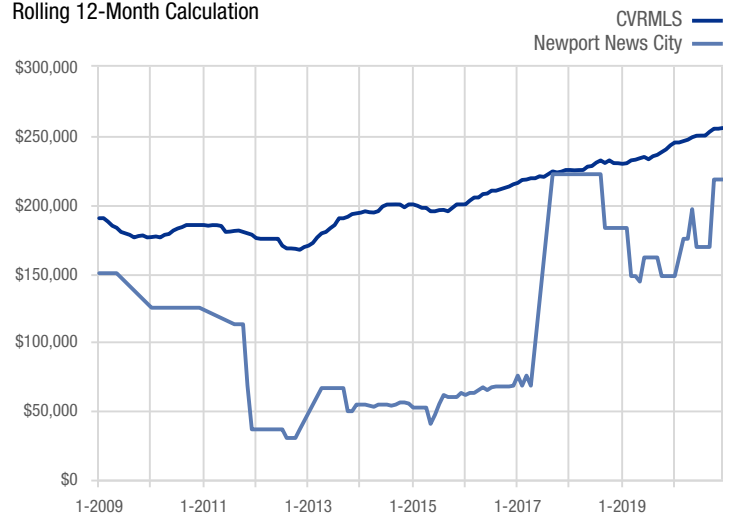
Median Sales Price - Single-Family

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.