

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



Poquoson

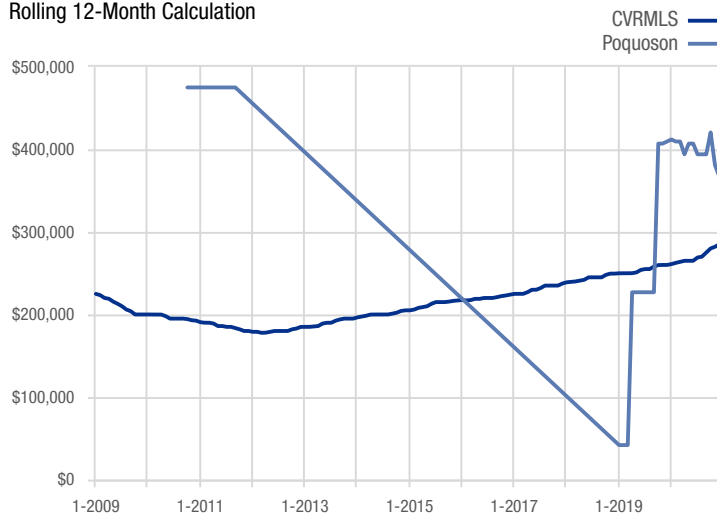
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	1	—	4	6	+ 50.0%
Pending Sales	0	1	—	3	7	+ 133.3%
Closed Sales	1	0	- 100.0%	4	6	+ 50.0%
Days on Market Until Sale	355	—	—	146	48	- 67.1%
Median Sales Price*	\$460,000	—	—	\$409,500	\$367,000	- 10.4%
Average Sales Price*	\$460,000	—	—	\$330,200	\$378,750	+ 14.7%
Percent of Original List Price Received*	92.0%	—	—	87.3%	95.5%	+ 9.4%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
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.

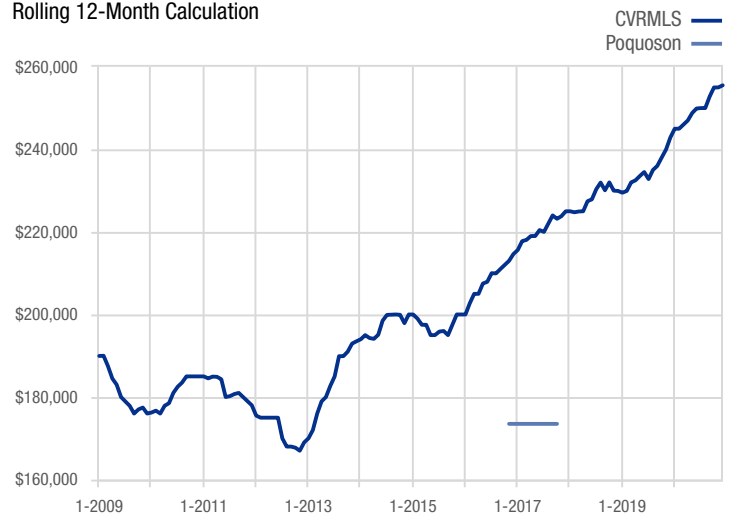
Median Sales Price - Single-Family

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.