

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



West Point (unincorporated town)

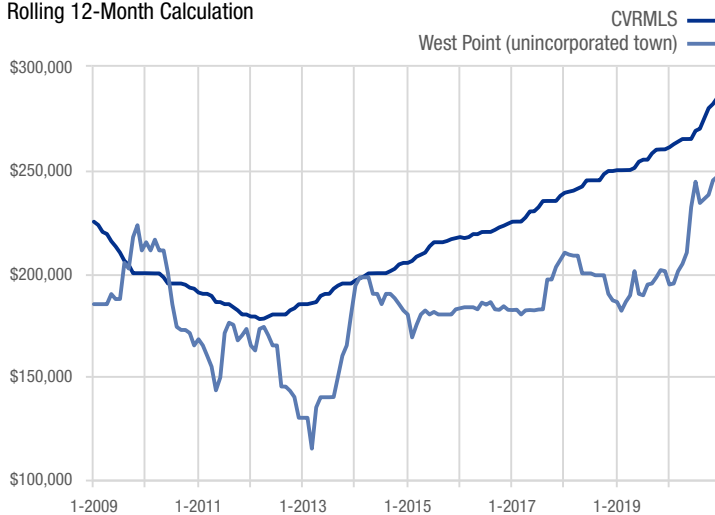
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	3	2	- 33.3%	70	77	+ 10.0%
Pending Sales	4	5	+ 25.0%	45	68	+ 51.1%
Closed Sales	5	8	+ 60.0%	39	69	+ 76.9%
Days on Market Until Sale	40	69	+ 72.5%	65	57	- 12.3%
Median Sales Price*	\$192,000	\$232,350	+ 21.0%	\$201,000	\$246,800	+ 22.8%
Average Sales Price*	\$217,445	\$207,352	- 4.6%	\$235,181	\$258,404	+ 9.9%
Percent of Original List Price Received*	100.2%	99.0%	- 1.2%	94.4%	99.0%	+ 4.9%
Inventory of Homes for Sale	11	11	0.0%	—	—	—
Months Supply of Inventory	2.7	1.9	- 29.6%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	25	—	—	25	4	- 84.0%
Median Sales Price*	\$145,000	—	—	\$145,000	\$168,000	+ 15.9%
Average Sales Price*	\$145,000	—	—	\$145,000	\$168,000	+ 15.9%
Percent of Original List Price Received*	97.0%	—	—	97.0%	100.3%	+ 3.4%
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.

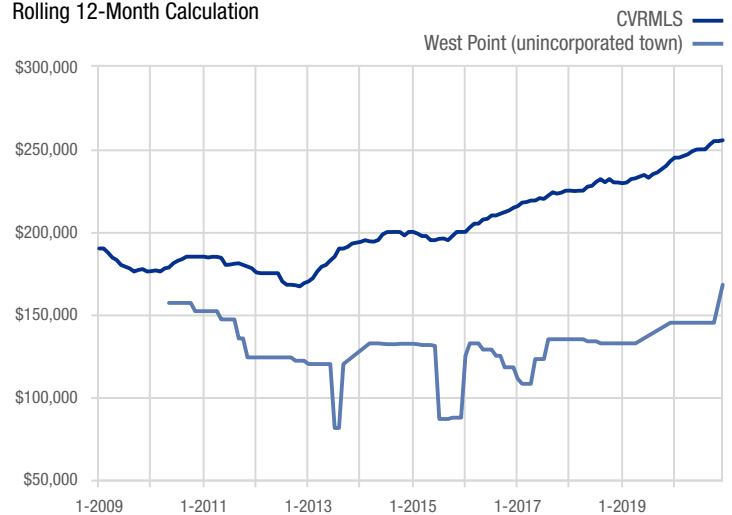
Median Sales Price - Single-Family

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.