

Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

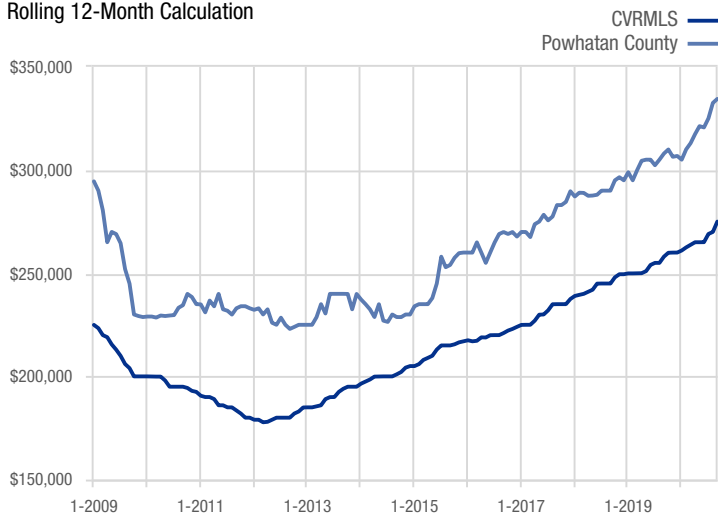
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
Key Metrics						
New Listings	56	75	+ 33.9%	554	554	0.0%
Pending Sales	43	63	+ 46.5%	404	451	+ 11.6%
Closed Sales	38	47	+ 23.7%	366	411	+ 12.3%
Days on Market Until Sale	45	38	- 15.6%	49	42	- 14.3%
Median Sales Price*	\$315,595	\$331,000	+ 4.9%	\$305,000	\$335,500	+ 10.0%
Average Sales Price*	\$352,426	\$369,520	+ 4.9%	\$332,868	\$367,141	+ 10.3%
Percent of Original List Price Received*	96.4%	98.7%	+ 2.4%	98.0%	98.6%	+ 0.6%
Inventory of Homes for Sale	128	94	- 26.6%	—	—	—
Months Supply of Inventory	3.1	2.0	- 35.5%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
Key Metrics						
New Listings	0	0	0.0%	0	1	—
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.

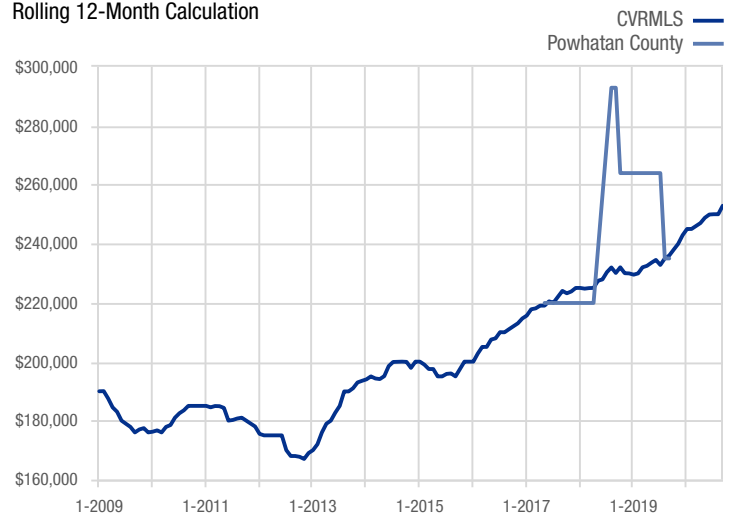
Median Sales Price - Single-Family

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.