

Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



Tappahannock (unincorporated town)

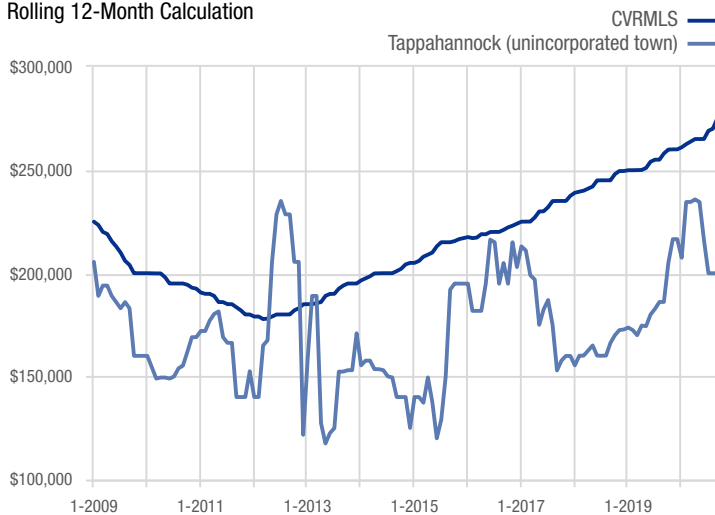
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	5	9	+ 80.0%	58	63	+ 8.6%
Pending Sales	3	3	0.0%	41	51	+ 24.4%
Closed Sales	1	8	+ 700.0%	38	41	+ 7.9%
Days on Market Until Sale	93	33	- 64.5%	70	44	- 37.1%
Median Sales Price*	\$940,000	\$226,000	- 76.0%	\$216,496	\$186,950	- 13.6%
Average Sales Price*	\$940,000	\$243,481	- 74.1%	\$298,602	\$227,498	- 23.8%
Percent of Original List Price Received*	78.7%	97.1%	+ 23.4%	95.8%	96.7%	+ 0.9%
Inventory of Homes for Sale	24	16	- 33.3%	—	—	—
Months Supply of Inventory	6.0	3.1	- 48.3%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	0	0	0.0%	8	4	- 50.0%
Pending Sales	0	0	0.0%	7	4	- 42.9%
Closed Sales	2	0	- 100.0%	6	4	- 33.3%
Days on Market Until Sale	73	—	—	71	82	+ 15.5%
Median Sales Price*	\$197,500	—	—	\$212,500	\$193,750	- 8.8%
Average Sales Price*	\$197,500	—	—	\$214,000	\$195,375	- 8.7%
Percent of Original List Price Received*	95.7%	—	—	93.5%	91.6%	- 2.0%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.6	—	—	—	—	—

* 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.

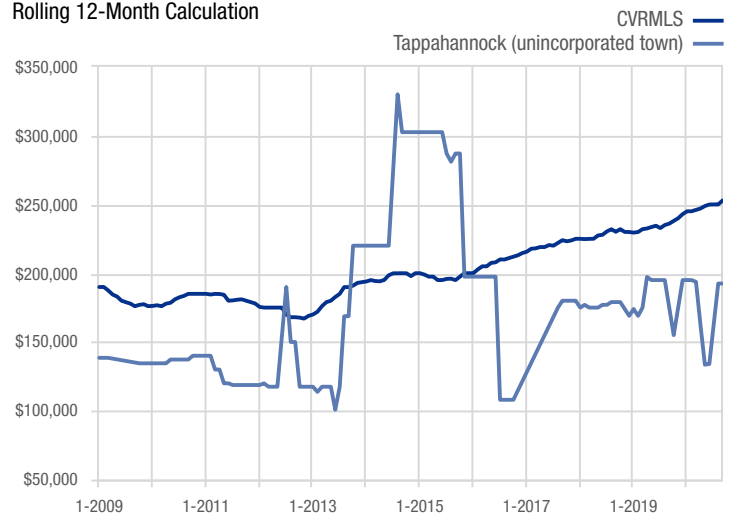
Median Sales Price - Single-Family

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.