

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

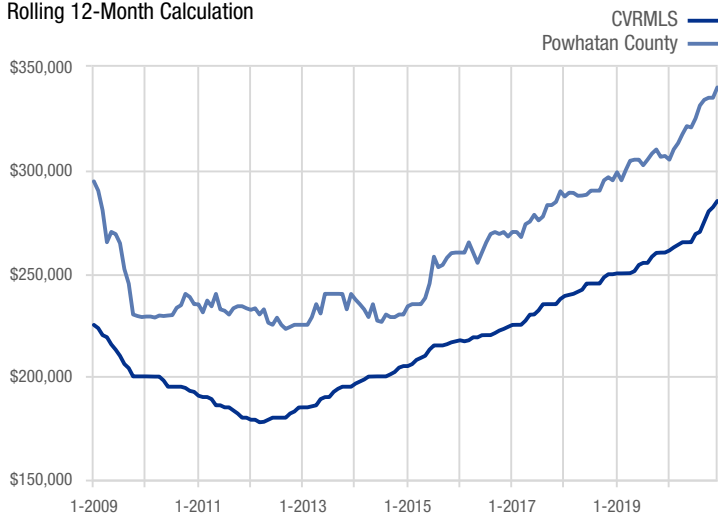
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	34	30	- 11.8%	708	683	- 3.5%
Pending Sales	34	41	+ 20.6%	525	601	+ 14.5%
Closed Sales	38	47	+ 23.7%	495	567	+ 14.5%
Days on Market Until Sale	48	25	- 47.9%	49	38	- 22.4%
Median Sales Price*	\$299,000	\$370,000	+ 23.7%	\$306,800	\$340,000	+ 10.8%
Average Sales Price*	\$336,533	\$437,037	+ 29.9%	\$338,583	\$374,878	+ 10.7%
Percent of Original List Price Received*	96.7%	97.7%	+ 1.0%	97.6%	98.8%	+ 1.2%
Inventory of Homes for Sale	116	44	- 62.1%	—	—	—
Months Supply of Inventory	2.7	0.9	- 66.7%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
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.

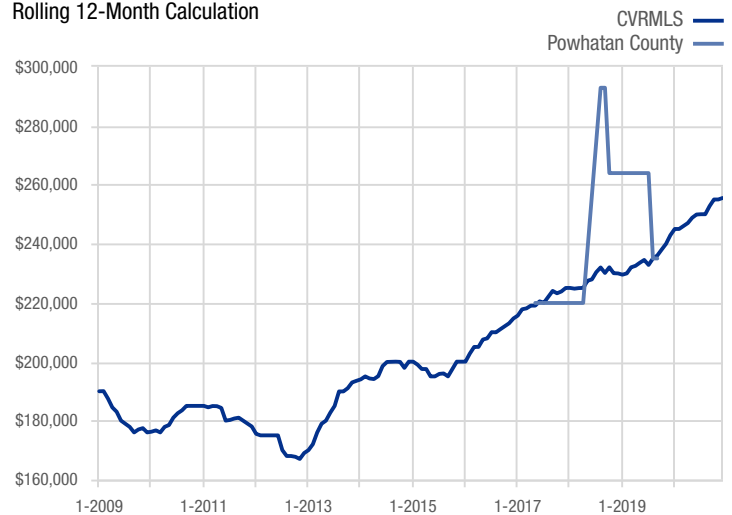
Median Sales Price - Single-Family

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.