

# Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Tappahannock (unincorporated town)

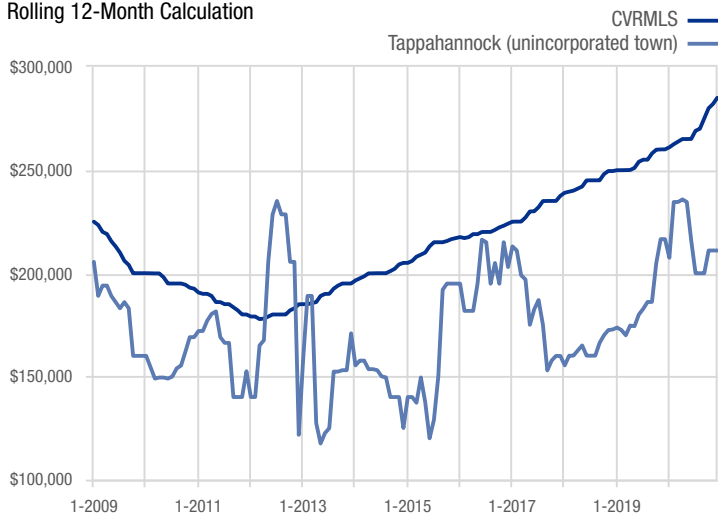
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	3	—	68	81	+ 19.1%
Pending Sales	4	4	0.0%	51	64	+ 25.5%
Closed Sales	4	3	- 25.0%	50	56	+ 12.0%
Days on Market Until Sale	192	38	- 80.2%	83	54	- 34.9%
Median Sales Price*	\$217,250	<b>\$165,000</b>	- 24.1%	\$216,496	<b>\$211,000</b>	- 2.5%
Average Sales Price*	\$315,613	<b>\$191,000</b>	- 39.5%	\$290,887	<b>\$249,789</b>	- 14.1%
Percent of Original List Price Received*	95.6%	<b>97.0%</b>	+ 1.5%	95.4%	<b>97.1%</b>	+ 1.8%
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	3.8	3.0	- 21.1%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	1	—	8	5	- 37.5%
Pending Sales	0	0	0.0%	7	4	- 42.9%
Closed Sales	0	0	0.0%	7	4	- 42.9%
Days on Market Until Sale	—	—	—	69	82	+ 18.8%
Median Sales Price*	—	—	—	\$195,000	<b>\$193,750</b>	- 0.6%
Average Sales Price*	—	—	—	\$202,429	<b>\$195,375</b>	- 3.5%
Percent of Original List Price Received*	—	—	—	94.2%	<b>91.6%</b>	- 2.8%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	1.0	+ 42.9%	—	—	—

\* 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.

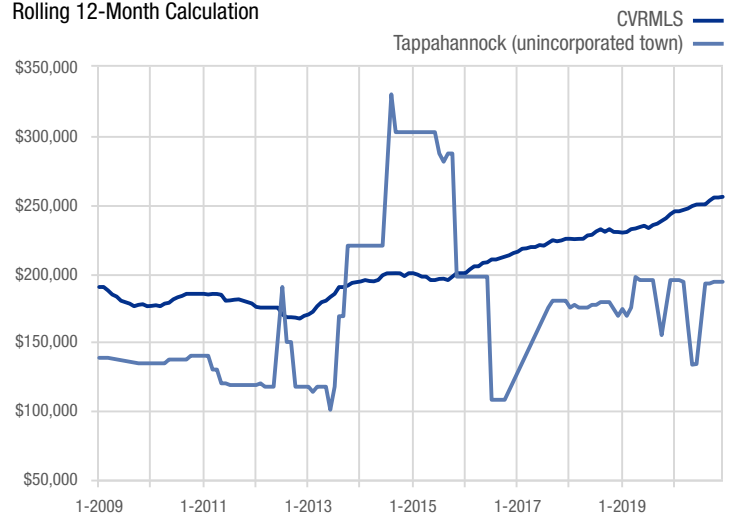
### Median Sales Price - Single-Family

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.