

# Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Blackstone (unincorporated town)

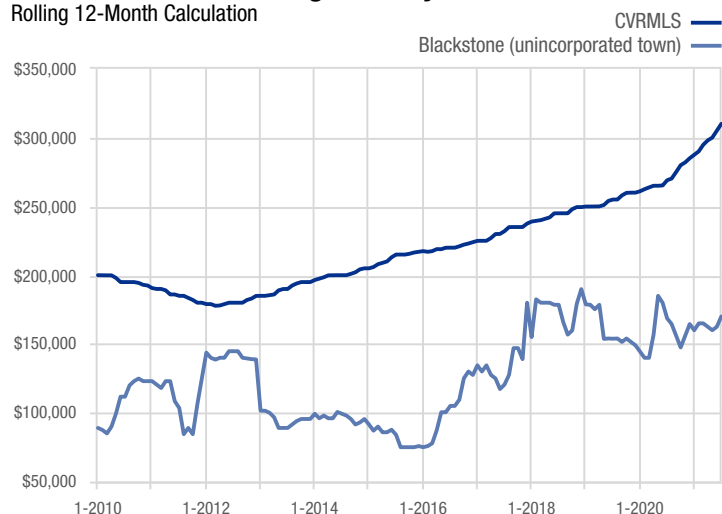
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	5	—	28	29	+ 3.6%
Pending Sales	6	6	0.0%	28	24	- 14.3%
Closed Sales	4	5	+ 25.0%	21	20	- 4.8%
Days on Market Until Sale	104	11	- 89.4%	80	46	- 42.5%
Median Sales Price*	\$102,000	<b>\$171,000</b>	+ 67.6%	\$137,250	<b>\$180,000</b>	+ 31.1%
Average Sales Price*	\$103,500	<b>\$178,000</b>	+ 72.0%	\$153,760	<b>\$185,876</b>	+ 20.9%
Percent of Original List Price Received*	84.1%	<b>96.8%</b>	+ 15.1%	88.6%	<b>97.5%</b>	+ 10.0%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	2.4	1.7	- 29.2%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	2	—	6	2	- 66.7%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	15	302	+ 1,913.3%
Median Sales Price*	—	—	—	\$202,900	<b>\$213,400</b>	+ 5.2%
Average Sales Price*	—	—	—	\$202,900	<b>\$213,400</b>	+ 5.2%
Percent of Original List Price Received*	—	—	—	101.5%	<b>103.0%</b>	+ 1.5%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	5.0	2.0	- 60.0%	—	—	—

\* 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.

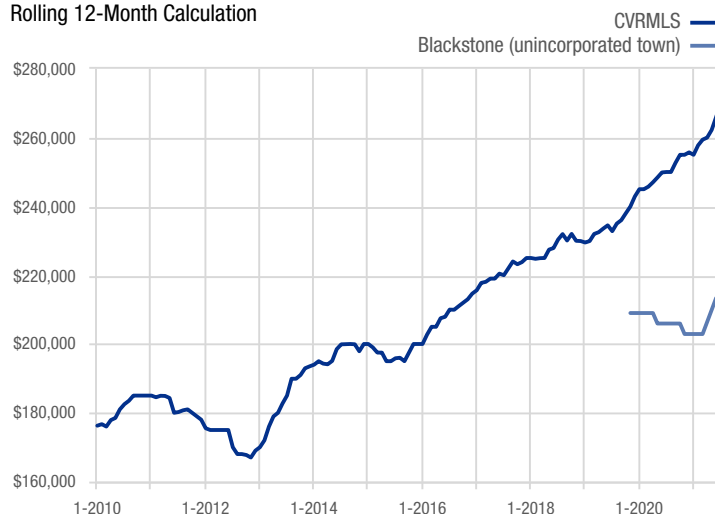
### Median Sales Price - Single-Family

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.