

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



Louisa County

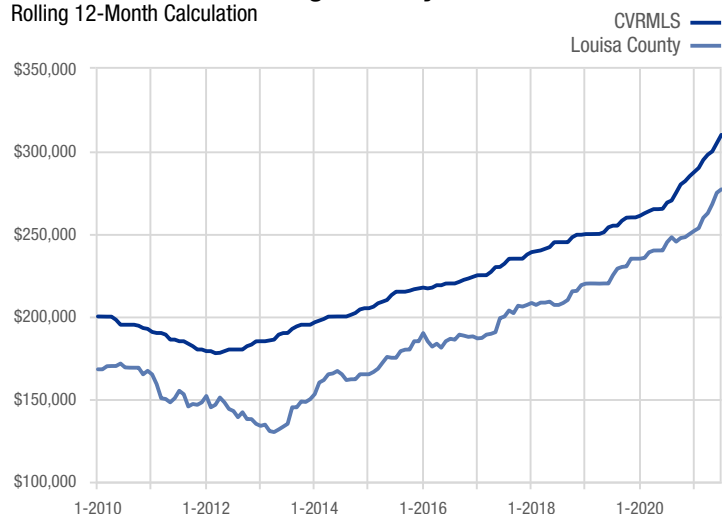
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	35	30	- 14.3%	233	244	+ 4.7%
Pending Sales	36	23	- 36.1%	204	231	+ 13.2%
Closed Sales	38	37	- 2.6%	183	206	+ 12.6%
Days on Market Until Sale	47	21	- 55.3%	65	26	- 60.0%
Median Sales Price*	\$276,950	\$300,000	+ 8.3%	\$249,950	\$289,900	+ 16.0%
Average Sales Price*	\$420,355	\$341,932	- 18.7%	\$313,159	\$354,358	+ 13.2%
Percent of Original List Price Received*	97.2%	102.0%	+ 4.9%	97.2%	101.1%	+ 4.0%
Inventory of Homes for Sale	58	38	- 34.5%	—	—	—
Months Supply of Inventory	2.1	1.2	- 42.9%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	60	1	- 98.3%
Median Sales Price*	—	—	—	\$320,000	\$395,000	+ 23.4%
Average Sales Price*	—	—	—	\$320,000	\$395,000	+ 23.4%
Percent of Original List Price Received*	—	—	—	96.0%	116.5%	+ 21.4%
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.

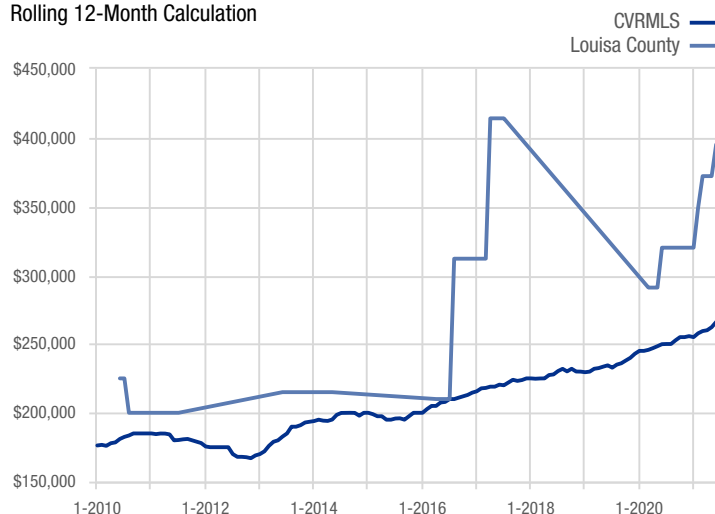
Median Sales Price - Single-Family

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.