

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



New Kent County

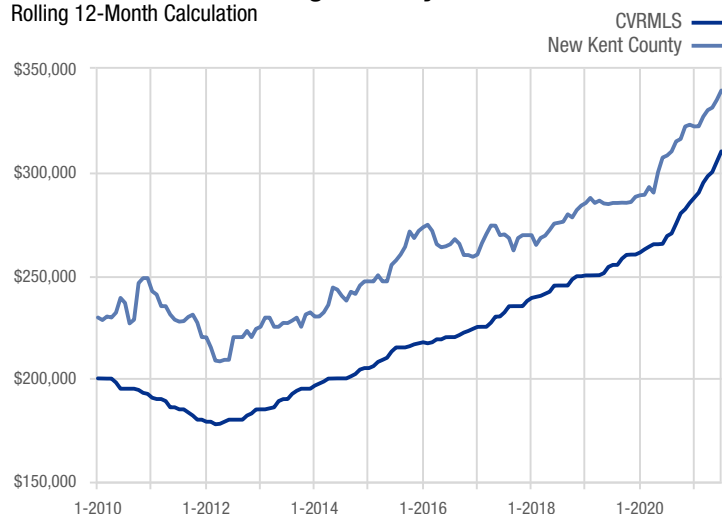
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	48	54	+ 12.5%	398	410	+ 3.0%
Pending Sales	47	45	- 4.3%	304	352	+ 15.8%
Closed Sales	52	59	+ 13.5%	252	296	+ 17.5%
Days on Market Until Sale	50	19	- 62.0%	55	27	- 50.9%
Median Sales Price*	\$317,532	\$355,000	+ 11.8%	\$315,000	\$345,000	+ 9.5%
Average Sales Price*	\$314,971	\$383,082	+ 21.6%	\$319,209	\$361,290	+ 13.2%
Percent of Original List Price Received*	100.8%	104.6%	+ 3.8%	99.4%	102.2%	+ 2.8%
Inventory of Homes for Sale	106	64	- 39.6%	—	—	—
Months Supply of Inventory	2.7	1.3	- 51.9%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	13	—	11	28	+ 154.5%
Pending Sales	0	1	—	6	13	+ 116.7%
Closed Sales	1	2	+ 100.0%	6	13	+ 116.7%
Days on Market Until Sale	104	9	- 91.3%	42	70	+ 66.7%
Median Sales Price*	\$205,000	\$235,000	+ 14.6%	\$207,500	\$238,030	+ 14.7%
Average Sales Price*	\$205,000	\$235,000	+ 14.6%	\$195,750	\$236,306	+ 20.7%
Percent of Original List Price Received*	95.4%	100.4%	+ 5.2%	96.4%	101.2%	+ 5.0%
Inventory of Homes for Sale	5	10	+ 100.0%	—	—	—
Months Supply of Inventory	3.2	4.8	+ 50.0%	—	—	—

* 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.

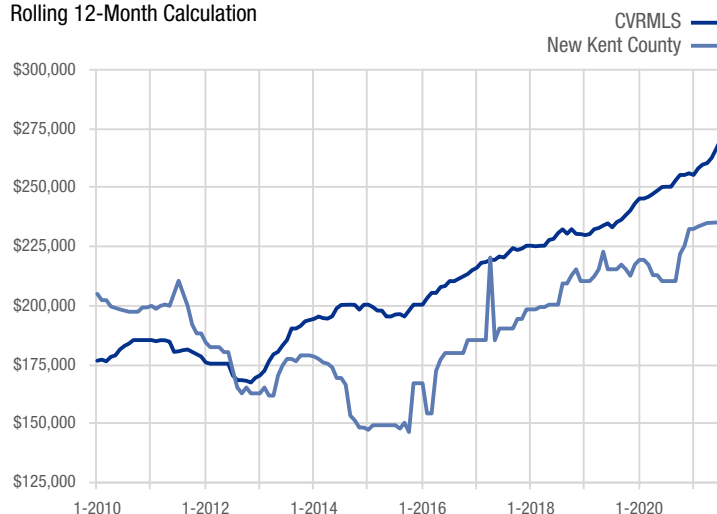
Median Sales Price - Single-Family

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.