

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

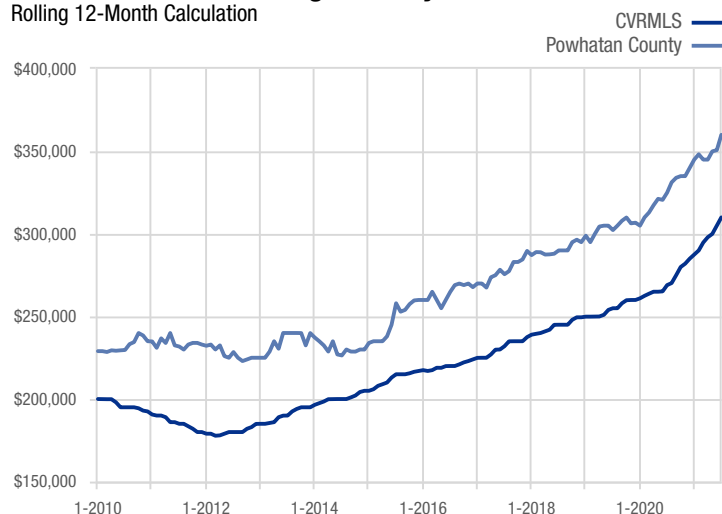
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	73	59	- 19.2%	427	384	- 10.1%
Pending Sales	52	52	0.0%	327	336	+ 2.8%
Closed Sales	61	63	+ 3.3%	318	315	- 0.9%
Days on Market Until Sale	42	16	- 61.9%	44	24	- 45.5%
Median Sales Price*	\$360,000	\$421,500	+ 17.1%	\$329,900	\$370,000	+ 12.2%
Average Sales Price*	\$399,622	\$478,323	+ 19.7%	\$360,643	\$424,634	+ 17.7%
Percent of Original List Price Received*	100.2%	101.5%	+ 1.3%	98.6%	101.9%	+ 3.3%
Inventory of Homes for Sale	117	53	- 54.7%	—	—	—
Months Supply of Inventory	2.6	1.1	- 57.7%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
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.

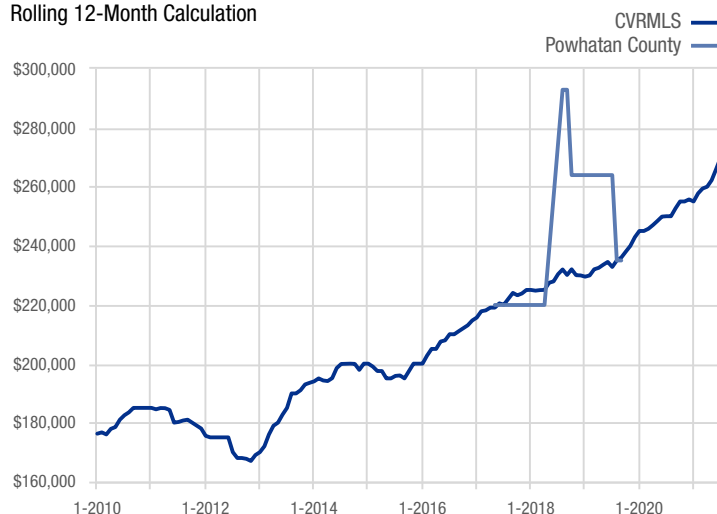
Median Sales Price - Single-Family

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.