

# Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Tappahannock (unincorporated town)

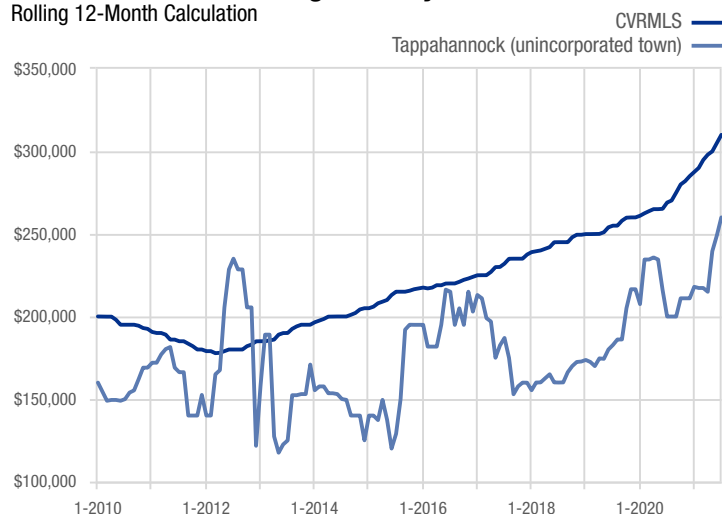
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	8	3	- 62.5%	50	31	- 38.0%
Pending Sales	10	9	- 10.0%	37	36	- 2.7%
Closed Sales	8	4	- 50.0%	30	30	0.0%
Days on Market Until Sale	45	7	- 84.4%	50	64	+ 28.0%
Median Sales Price*	\$183,925	<b>\$249,500</b>	+ 35.7%	\$185,750	<b>\$252,109</b>	+ 35.7%
Average Sales Price*	\$198,038	<b>\$255,450</b>	+ 29.0%	\$218,921	<b>\$303,285</b>	+ 38.5%
Percent of Original List Price Received*	97.8%	<b>101.6%</b>	+ 3.9%	96.4%	<b>96.1%</b>	- 0.3%
Inventory of Homes for Sale	19	4	- 78.9%	—	—	—
Months Supply of Inventory	4.2	<b>0.8</b>	- 81.0%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	0	0.0%	4	2	- 50.0%
Pending Sales	1	0	- 100.0%	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	44	—	—	63	29	- 54.0%
Median Sales Price*	\$260,000	—	—	\$192,500	<b>\$290,000</b>	+ 50.6%
Average Sales Price*	\$260,000	—	—	\$195,500	<b>\$290,000</b>	+ 48.3%
Percent of Original List Price Received*	98.1%	—	—	93.9%	<b>97.4%</b>	+ 3.7%
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.

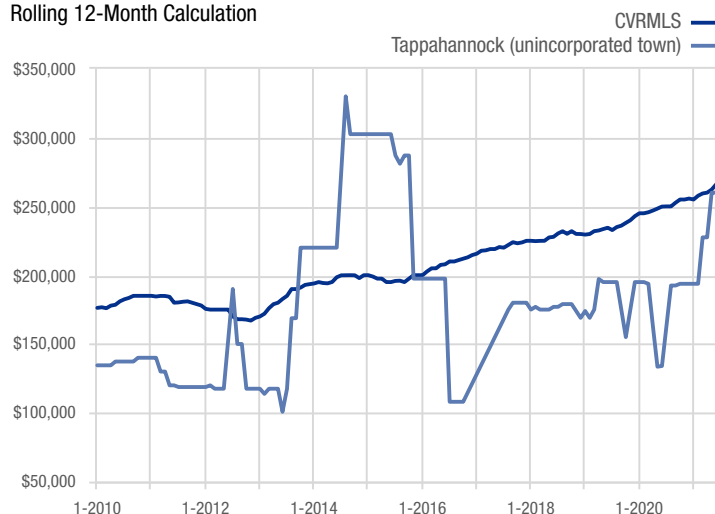
### Median Sales Price - Single-Family

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.