

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



West Point (unincorporated town)

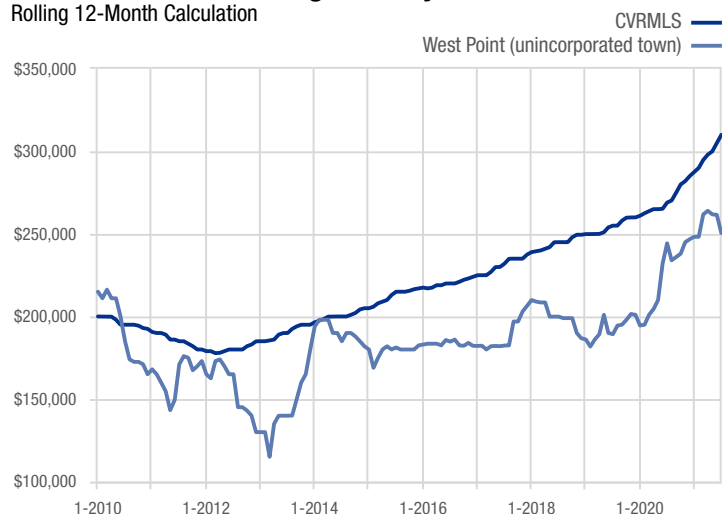
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	6	4	- 33.3%	54	45	- 16.7%
Pending Sales	12	8	- 33.3%	44	48	+ 9.1%
Closed Sales	5	8	+ 60.0%	36	40	+ 11.1%
Days on Market Until Sale	111	6	- 94.6%	62	34	- 45.2%
Median Sales Price*	\$343,400	\$222,500	- 35.2%	\$262,325	\$261,158	- 0.4%
Average Sales Price*	\$355,460	\$221,120	- 37.8%	\$281,936	\$260,480	- 7.6%
Percent of Original List Price Received*	104.1%	100.5%	- 3.5%	99.3%	99.8%	+ 0.5%
Inventory of Homes for Sale	14	4	- 71.4%	—	—	—
Months Supply of Inventory	2.5	0.7	- 72.0%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	5	—
Median Sales Price*	—	—	—	—	\$168,000	—
Average Sales Price*	—	—	—	—	\$168,000	—
Percent of Original List Price Received*	—	—	—	—	100.0%	—
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.

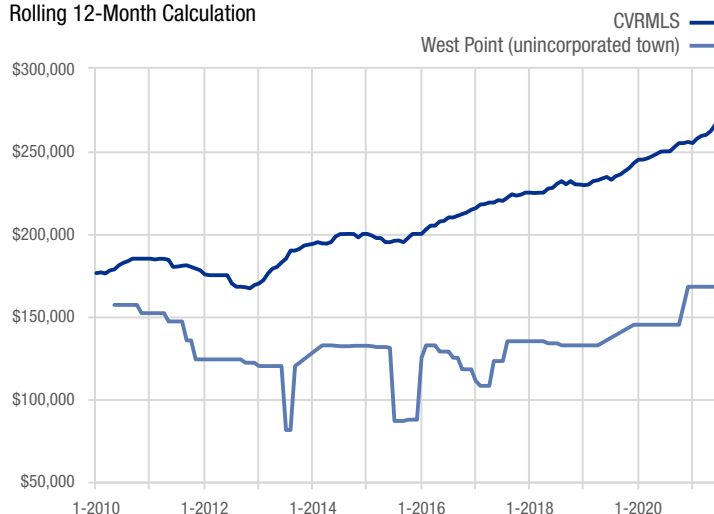
Median Sales Price - Single-Family

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.