

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



York County

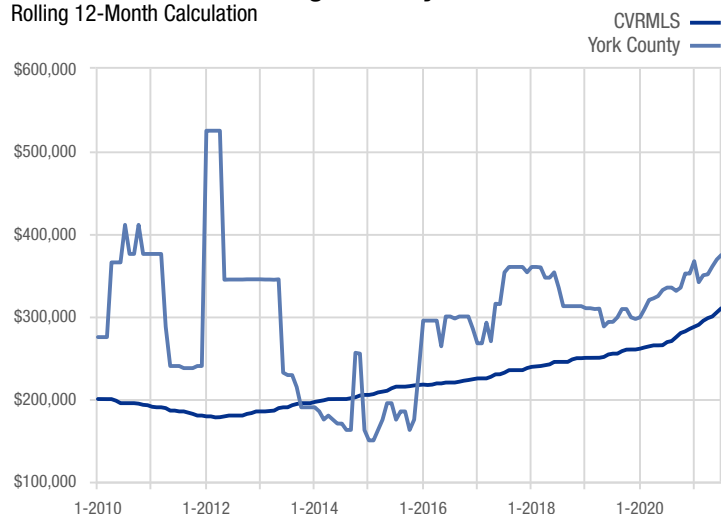
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	5	5	0.0%	26	36	+ 38.5%
Pending Sales	5	3	- 40.0%	20	27	+ 35.0%
Closed Sales	3	2	- 33.3%	19	24	+ 26.3%
Days on Market Until Sale	11	9	- 18.2%	33	12	- 63.6%
Median Sales Price*	\$300,000	\$515,000	+ 71.7%	\$365,000	\$382,500	+ 4.8%
Average Sales Price*	\$311,333	\$515,000	+ 65.4%	\$338,711	\$387,655	+ 14.5%
Percent of Original List Price Received*	99.0%	97.0%	- 2.0%	97.8%	100.7%	+ 3.0%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	1.9	2.7	+ 42.1%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	1	0	- 100.0%	6	4	- 33.3%
Pending Sales	1	0	- 100.0%	4	4	0.0%
Closed Sales	2	0	- 100.0%	2	5	+ 150.0%
Days on Market Until Sale	64	—	—	64	6	- 90.6%
Median Sales Price*	\$138,500	—	—	\$138,500	\$193,000	+ 39.4%
Average Sales Price*	\$138,500	—	—	\$138,500	\$206,840	+ 49.3%
Percent of Original List Price Received*	98.6%	—	—	98.6%	101.2%	+ 2.6%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.6	—	—	—	—	—

* 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.

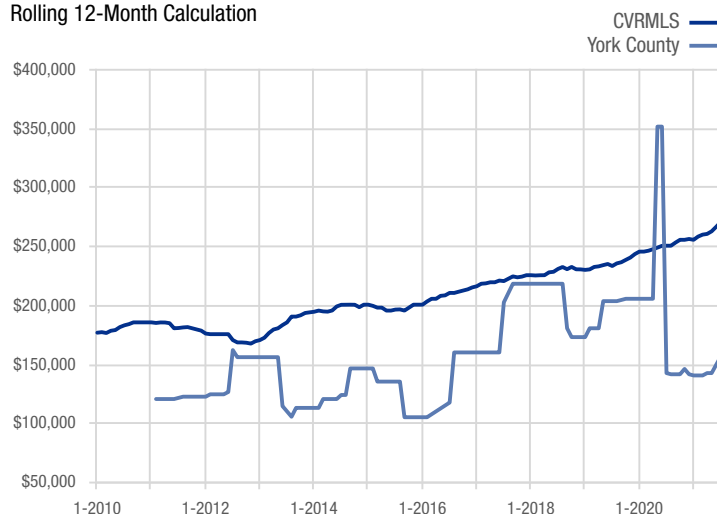
Median Sales Price - Single-Family

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.