

# Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Blackstone (unincorporated town)

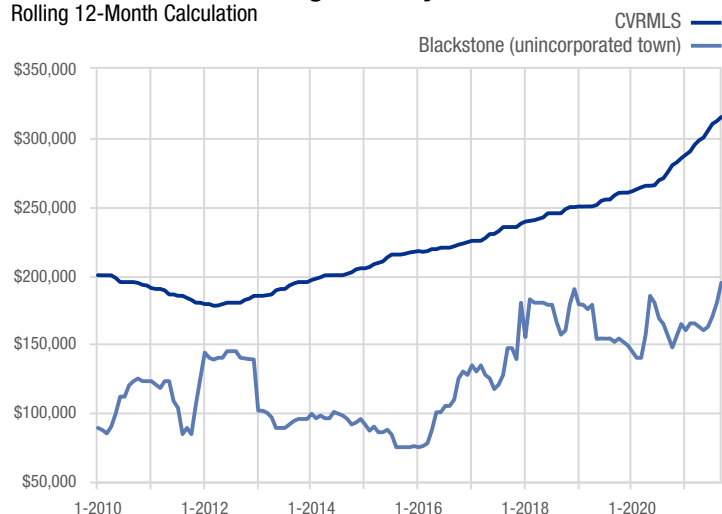
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	4	2	- 50.0%	35	36	+ 2.9%
Pending Sales	3	3	0.0%	37	30	- 18.9%
Closed Sales	7	3	- 57.1%	32	29	- 9.4%
Days on Market Until Sale	148	3	- 98.0%	99	34	- 65.7%
Median Sales Price*	\$140,000	<b>\$245,000</b>	+ 75.0%	\$139,500	<b>\$187,500</b>	+ 34.4%
Average Sales Price*	\$150,486	<b>\$298,333</b>	+ 98.2%	\$145,939	<b>\$210,327</b>	+ 44.1%
Percent of Original List Price Received*	89.4%	<b>100.0%</b>	+ 11.9%	89.2%	<b>97.8%</b>	+ 9.6%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	1.4	<b>1.2</b>	- 14.3%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	0	0	0.0%	6	2	- 66.7%
Pending Sales	0	1	—	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	15	302	+ 1,913.3%
Median Sales Price*	—	—	—	\$202,900	<b>\$213,400</b>	+ 5.2%
Average Sales Price*	—	—	—	\$202,900	<b>\$213,400</b>	+ 5.2%
Percent of Original List Price Received*	—	—	—	101.5%	<b>103.0%</b>	+ 1.5%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	5.0	<b>1.0</b>	- 80.0%	—	—	—

\* 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.

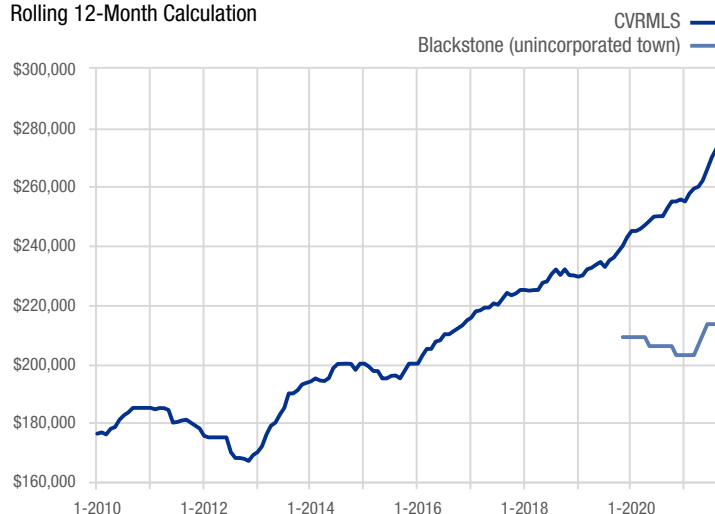
### Median Sales Price - Single-Family

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.