

Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



New Kent County

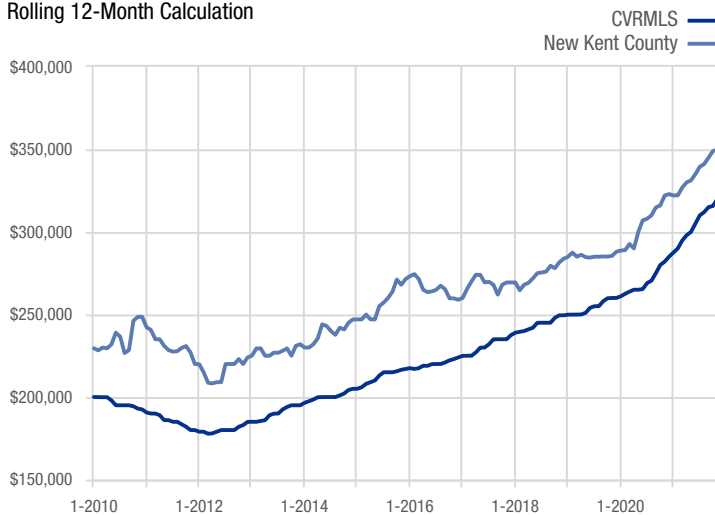
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	40	46	+ 15.0%	628	643	+ 2.4%
Pending Sales	42	57	+ 35.7%	505	566	+ 12.1%
Closed Sales	48	48	0.0%	429	489	+ 14.0%
Days on Market Until Sale	37	31	- 16.2%	50	26	- 48.0%
Median Sales Price*	\$351,404	\$374,500	+ 6.6%	\$322,154	\$350,000	+ 8.6%
Average Sales Price*	\$373,313	\$383,777	+ 2.8%	\$329,373	\$369,184	+ 12.1%
Percent of Original List Price Received*	100.4%	101.2%	+ 0.8%	99.7%	101.6%	+ 1.9%
Inventory of Homes for Sale	72	50	- 30.6%	—	—	—
Months Supply of Inventory	1.6	1.0	- 37.5%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	0	6	—	21	39	+ 85.7%
Pending Sales	1	5	+ 400.0%	13	24	+ 84.6%
Closed Sales	1	0	- 100.0%	10	16	+ 60.0%
Days on Market Until Sale	11	—	—	65	58	- 10.8%
Median Sales Price*	\$238,030	—	—	\$226,775	\$237,155	+ 4.6%
Average Sales Price*	\$238,030	—	—	\$211,164	\$238,278	+ 12.8%
Percent of Original List Price Received*	100.7%	—	—	97.9%	101.0%	+ 3.2%
Inventory of Homes for Sale	6	10	+ 66.7%	—	—	—
Months Supply of Inventory	3.2	4.4	+ 37.5%	—	—	—

* 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.

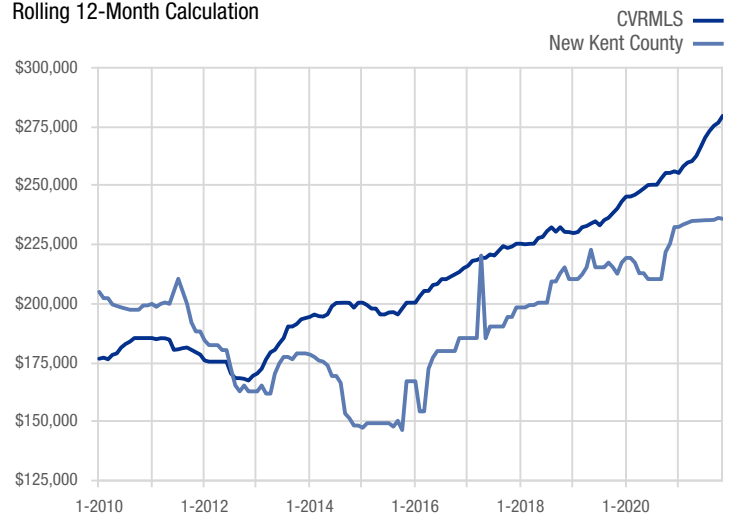
Median Sales Price - Single-Family

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.