

# Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



## New Kent County

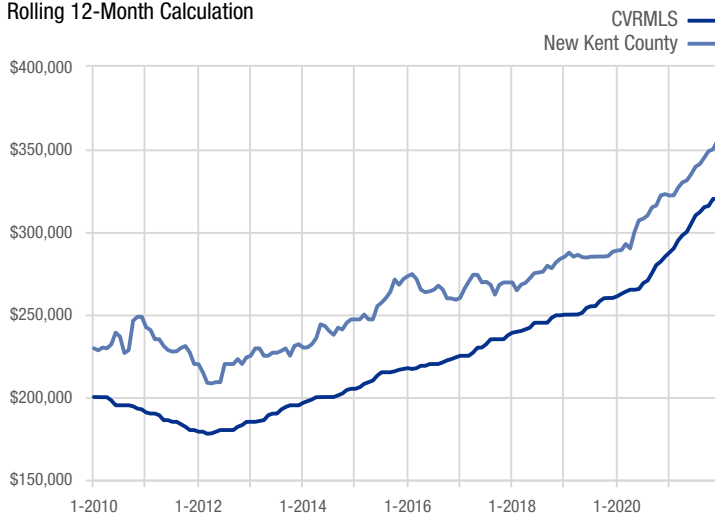
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
<b>Key Metrics</b>						
New Listings	38	<b>32</b>	- 15.8%	666	<b>676</b>	+ 1.5%
Pending Sales	28	<b>35</b>	+ 25.0%	533	<b>599</b>	+ 12.4%
Closed Sales	56	<b>66</b>	+ 17.9%	485	<b>555</b>	+ 14.4%
Days on Market Until Sale	38	<b>29</b>	- 23.7%	49	<b>26</b>	- 46.9%
Median Sales Price*	\$329,950	<b>\$384,429</b>	+ 16.5%	\$322,913	<b>\$355,000</b>	+ 9.9%
Average Sales Price*	\$332,419	<b>\$394,442</b>	+ 18.7%	\$329,730	<b>\$372,221</b>	+ 12.9%
Percent of Original List Price Received*	102.2%	<b>101.1%</b>	- 1.1%	100.0%	<b>101.6%</b>	+ 1.6%
Inventory of Homes for Sale	71	<b>41</b>	- 42.3%	—	—	—
Months Supply of Inventory	1.6	<b>0.8</b>	- 50.0%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
<b>Key Metrics</b>						
New Listings	0	<b>6</b>	—	21	<b>45</b>	+ 114.3%
Pending Sales	1	<b>3</b>	+ 200.0%	14	<b>27</b>	+ 92.9%
Closed Sales	3	<b>9</b>	+ 200.0%	13	<b>25</b>	+ 92.3%
Days on Market Until Sale	28	<b>70</b>	+ 150.0%	56	<b>63</b>	+ 12.5%
Median Sales Price*	\$233,140	<b>\$295,240</b>	+ 26.6%	\$232,050	<b>\$248,630</b>	+ 7.1%
Average Sales Price*	\$232,083	<b>\$288,653</b>	+ 24.4%	\$215,992	<b>\$256,413</b>	+ 18.7%
Percent of Original List Price Received*	100.2%	<b>100.6%</b>	+ 0.4%	98.5%	<b>100.8%</b>	+ 2.3%
Inventory of Homes for Sale	4	<b>9</b>	+ 125.0%	—	—	—
Months Supply of Inventory	2.3	<b>3.7</b>	+ 60.9%	—	—	—

\* 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.

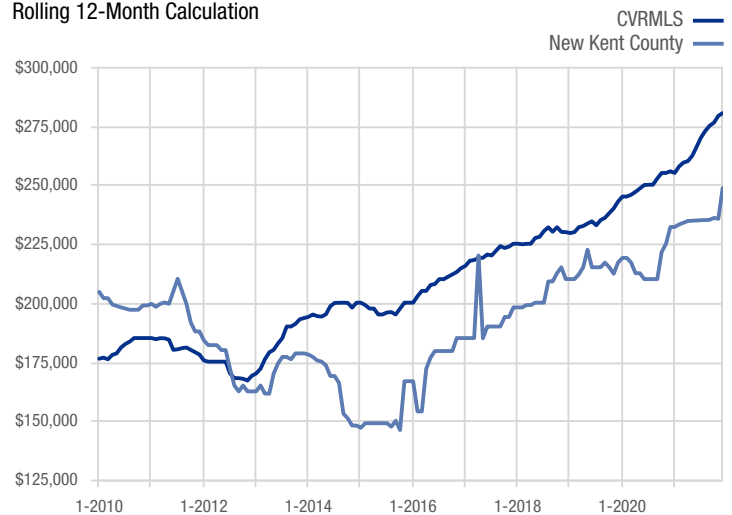
### Median Sales Price - Single-Family

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.