

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



Tappahannock (unincorporated town)

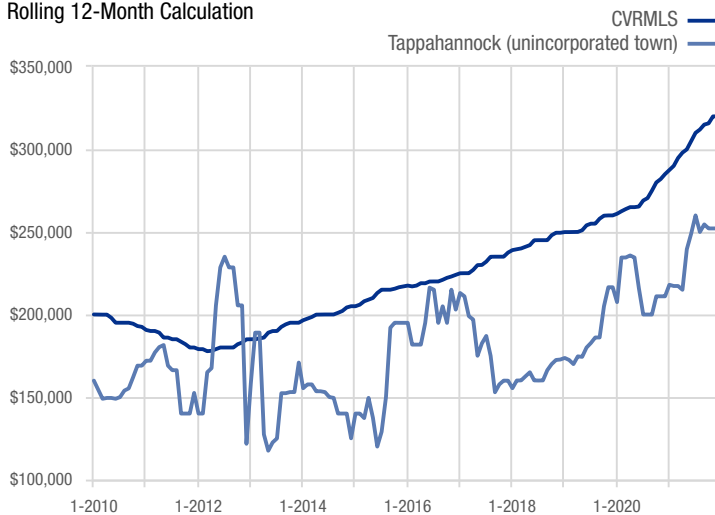
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	3	5	+ 66.7%	81	53	- 34.6%
Pending Sales	3	5	+ 66.7%	62	52	- 16.1%
Closed Sales	3	3	0.0%	56	50	- 10.7%
Days on Market Until Sale	38	9	- 76.3%	54	46	- 14.8%
Median Sales Price*	\$165,000	\$235,000	+ 42.4%	\$211,000	\$252,109	+ 19.5%
Average Sales Price*	\$191,000	\$235,667	+ 23.4%	\$249,789	\$323,568	+ 29.5%
Percent of Original List Price Received*	97.0%	101.1%	+ 4.2%	97.1%	97.3%	+ 0.2%
Inventory of Homes for Sale	20	8	- 60.0%	—	—	—
Months Supply of Inventory	3.9	1.8	- 53.8%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	1	0	- 100.0%	5	4	- 20.0%
Pending Sales	0	1	—	4	4	0.0%
Closed Sales	0	1	—	4	4	0.0%
Days on Market Until Sale	—	3	—	82	21	- 74.4%
Median Sales Price*	—	\$154,999	—	\$193,750	\$208,500	+ 7.6%
Average Sales Price*	—	\$154,999	—	\$195,375	\$223,000	+ 14.1%
Percent of Original List Price Received*	—	100.0%	—	91.6%	98.6%	+ 7.6%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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.

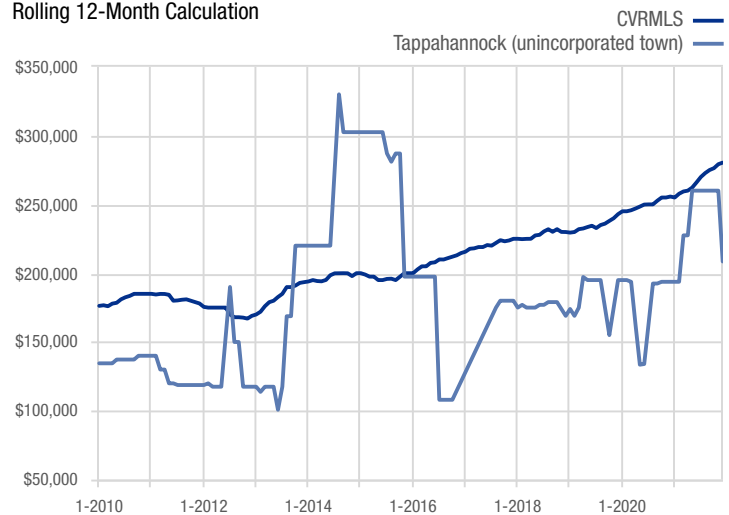
Median Sales Price - Single-Family

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.