

# Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Powhatan County

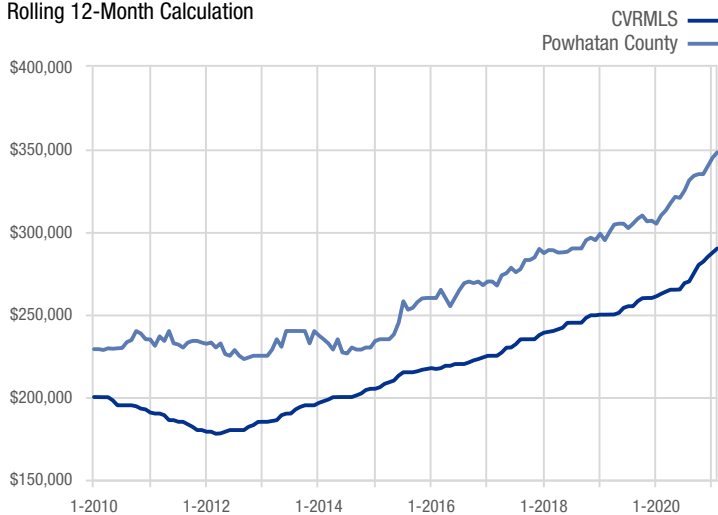
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	51	<b>45</b>	- 11.8%	103	<b>86</b>	- 16.5%
Pending Sales	40	<b>40</b>	0.0%	79	<b>73</b>	- 7.6%
Closed Sales	38	<b>28</b>	- 26.3%	70	<b>63</b>	- 10.0%
Days on Market Until Sale	51	<b>56</b>	+ 9.8%	45	<b>36</b>	- 20.0%
Median Sales Price*	\$345,000	<b>\$377,000</b>	+ 9.3%	\$296,828	<b>\$367,000</b>	+ 23.6%
Average Sales Price*	\$337,996	<b>\$393,628</b>	+ 16.5%	\$319,907	<b>\$406,692</b>	+ 27.1%
Percent of Original List Price Received*	97.2%	<b>99.5%</b>	+ 2.4%	97.0%	<b>100.3%</b>	+ 3.4%
Inventory of Homes for Sale	118	<b>42</b>	- 64.4%	—	—	—
Months Supply of Inventory	2.7	<b>0.9</b>	- 66.7%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Sales	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	<b>0</b>	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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.

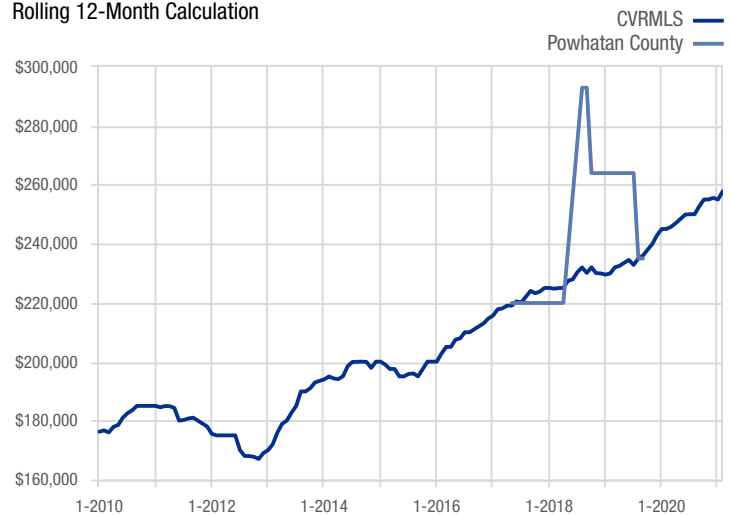
### Median Sales Price - Single-Family

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.