

# Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Tappahannock (unincorporated town)

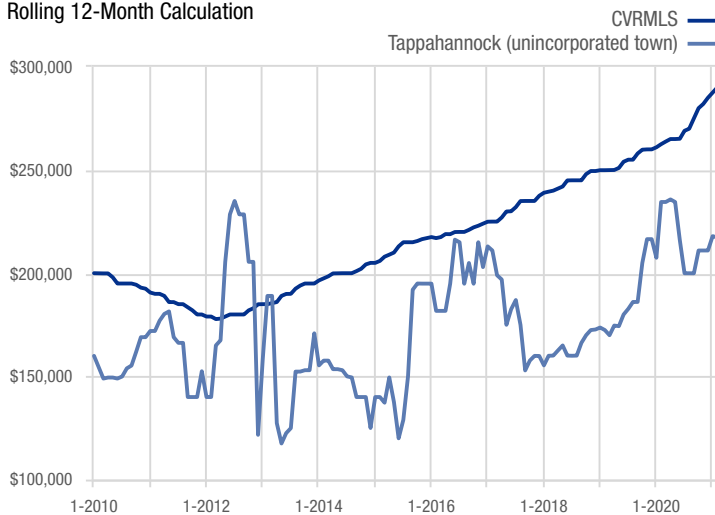
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	8	3	- 62.5%	14	6	- 57.1%
Pending Sales	3	3	0.0%	6	9	+ 50.0%
Closed Sales	2	6	+ 200.0%	7	12	+ 71.4%
Days on Market Until Sale	3	49	+ 1,533.3%	53	46	- 13.2%
Median Sales Price*	\$375,500	<b>\$194,525</b>	- 48.2%	\$185,000	<b>\$229,525</b>	+ 24.1%
Average Sales Price*	\$375,500	<b>\$313,175</b>	- 16.6%	\$239,983	<b>\$280,754</b>	+ 17.0%
Percent of Original List Price Received*	99.7%	<b>94.7%</b>	- 5.0%	92.9%	<b>93.1%</b>	+ 0.2%
Inventory of Homes for Sale	23	14	- 39.1%	—	—	—
Months Supply of Inventory	5.8	2.5	- 56.9%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	1	—	1	1	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

\* 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.

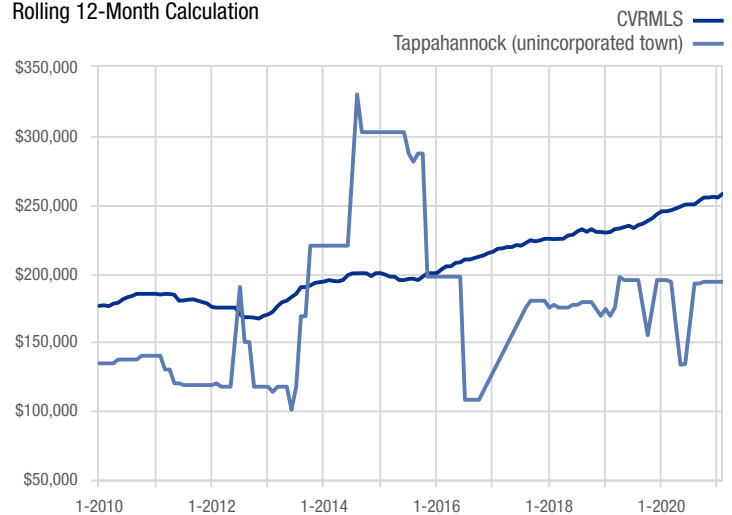
### Median Sales Price - Single-Family

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.