

Local Market Update – March 2021

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

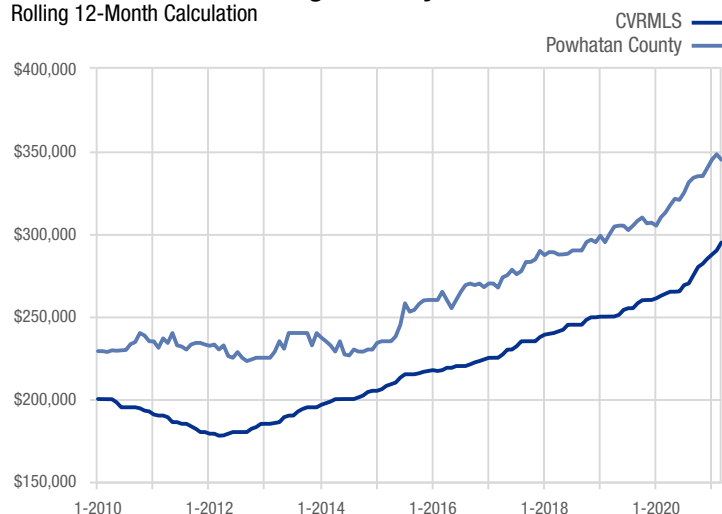
Single Family	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	58	52	- 10.3%	161	139	- 13.7%
Pending Sales	43	59	+ 37.2%	122	132	+ 8.2%
Closed Sales	44	41	- 6.8%	114	104	- 8.8%
Days on Market Until Sale	46	28	- 39.1%	45	33	- 26.7%
Median Sales Price*	\$326,475	\$330,000	+ 1.1%	\$314,125	\$351,500	+ 11.9%
Average Sales Price*	\$357,209	\$404,773	+ 13.3%	\$334,562	\$405,928	+ 21.3%
Percent of Original List Price Received*	98.7%	101.5%	+ 2.8%	97.7%	100.8%	+ 3.2%
Inventory of Homes for Sale	116	28	- 75.9%	—	—	—
Months Supply of Inventory	2.6	0.6	- 76.9%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	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	0	0	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.

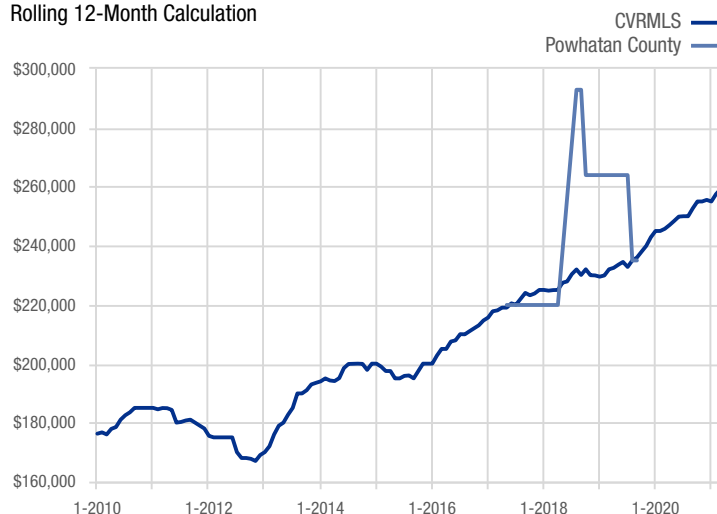
Median Sales Price - Single-Family

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.