

Local Market Update – April 2021

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

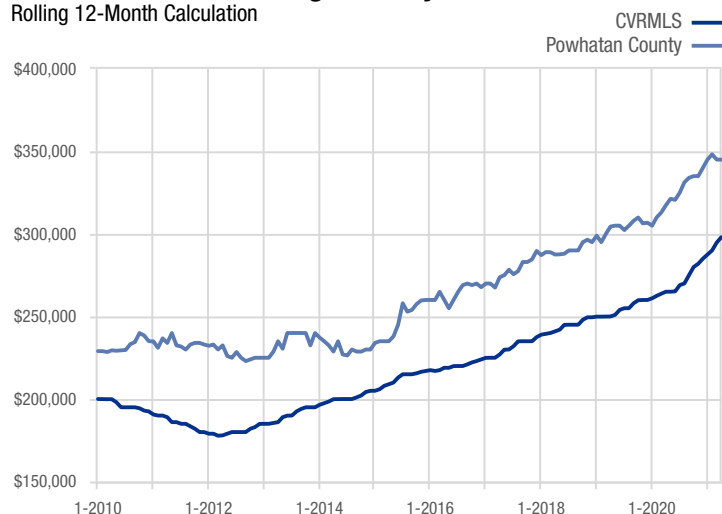
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	64	56	- 12.5%	225	195	- 13.3%
Pending Sales	44	37	- 15.9%	166	168	+ 1.2%
Closed Sales	45	45	0.0%	159	149	- 6.3%
Days on Market Until Sale	50	35	- 30.0%	46	34	- 26.1%
Median Sales Price*	\$388,000	\$357,500	- 7.9%	\$335,000	\$356,250	+ 6.3%
Average Sales Price*	\$402,269	\$402,015	- 0.1%	\$353,968	\$404,776	+ 14.4%
Percent of Original List Price Received*	99.3%	101.6%	+ 2.3%	98.1%	101.0%	+ 3.0%
Inventory of Homes for Sale	123	46	- 62.6%	—	—	—
Months Supply of Inventory	2.8	0.9	- 67.9%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	0.0%	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.

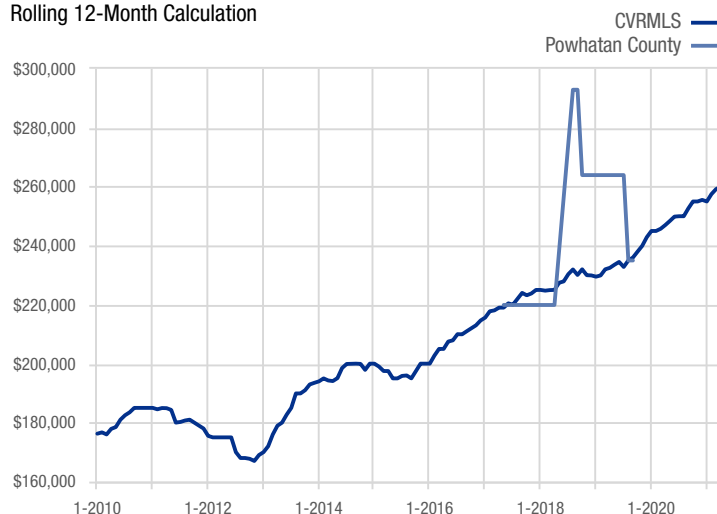
Median Sales Price - Single-Family

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.