

Local Market Update – April 2021

A Research Tool Provided by Central Virginia Regional MLS.



Tappahannock (unincorporated town)

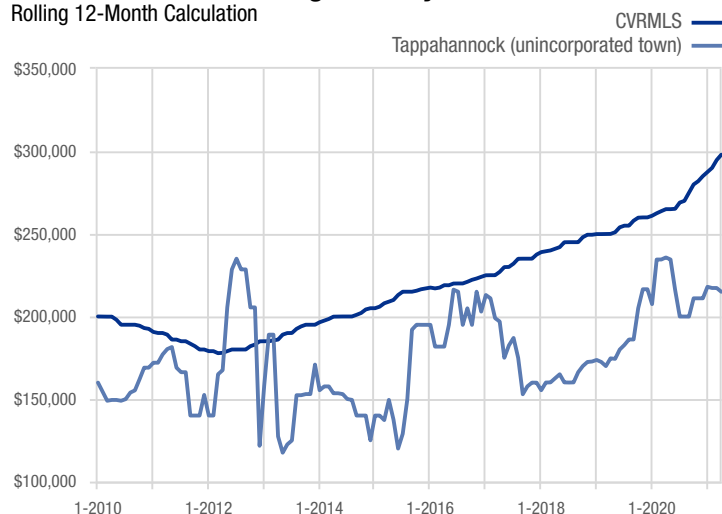
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	7	3	- 57.1%	29	12	- 58.6%
Pending Sales	10	5	- 50.0%	18	19	+ 5.6%
Closed Sales	2	5	+ 150.0%	12	20	+ 66.7%
Days on Market Until Sale	29	161	+ 455.2%	52	75	+ 44.2%
Median Sales Price*	\$332,500	\$252,109	- 24.2%	\$205,475	\$229,525	+ 11.7%
Average Sales Price*	\$332,500	\$213,622	- 35.8%	\$241,653	\$251,603	+ 4.1%
Percent of Original List Price Received*	98.2%	91.4%	- 6.9%	95.0%	93.8%	- 1.3%
Inventory of Homes for Sale	21	8	- 61.9%	—	—	—
Months Supply of Inventory	5.0	1.5	- 70.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	3	0	- 100.0%	4	1	- 75.0%
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	133	55	- 58.6%
Median Sales Price*	—	—	—	\$192,500	\$260,000	+ 35.1%
Average Sales Price*	—	—	—	\$192,500	\$260,000	+ 35.1%
Percent of Original List Price Received*	—	—	—	83.7%	96.3%	+ 15.1%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	2.4	—	—	—	—	—

* 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.

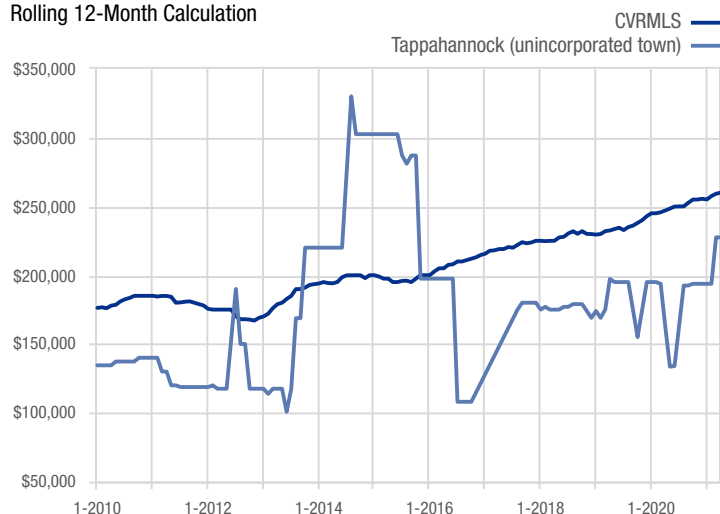
Median Sales Price - Single-Family

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.