

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Blackstone (unincorporated town)

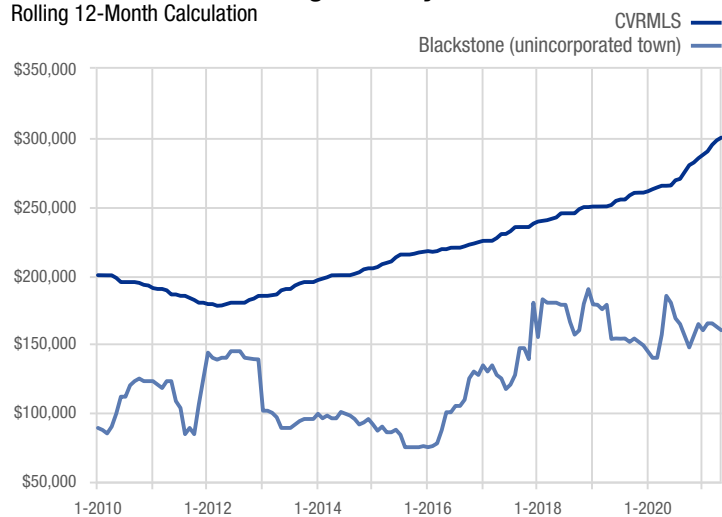
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	6	4	- 33.3%	26	18	- 30.8%
Pending Sales	4	4	0.0%	18	13	- 27.8%
Closed Sales	2	3	+ 50.0%	13	13	0.0%
Days on Market Until Sale	26	5	- 80.8%	77	61	- 20.8%
Median Sales Price*	\$317,500	\$180,000	- 43.3%	\$164,500	\$160,000	- 2.7%
Average Sales Price*	\$317,500	\$176,333	- 44.5%	\$162,885	\$183,819	+ 12.9%
Percent of Original List Price Received*	97.2%	97.4%	+ 0.2%	87.3%	97.6%	+ 11.8%
Inventory of Homes for Sale	19	5	- 73.7%	—	—	—
Months Supply of Inventory	6.7	1.5	- 77.6%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	0.0%	6	0	- 100.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	15	—	—	15	334	+ 2,126.7%
Median Sales Price*	\$202,900	—	—	\$202,900	\$209,900	+ 3.4%
Average Sales Price*	\$202,900	—	—	\$202,900	\$209,900	+ 3.4%
Percent of Original List Price Received*	101.5%	—	—	101.5%	105.0%	+ 3.4%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	5.0	3.0	- 40.0%	—	—	—

* 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.

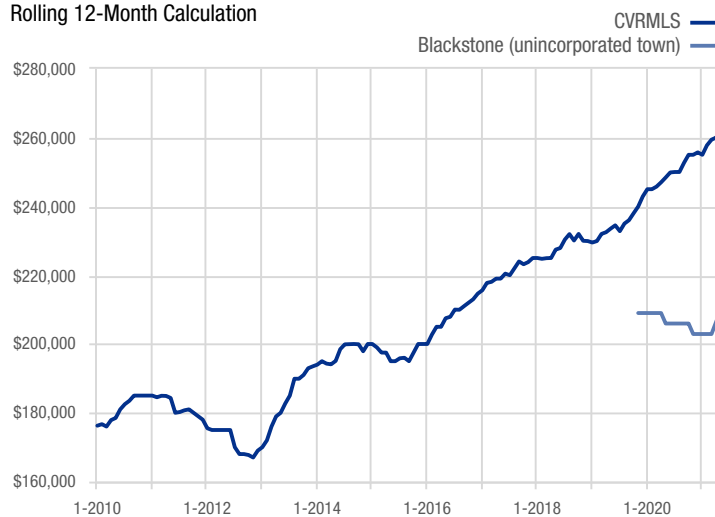
Median Sales Price - Single-Family

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.