

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



King and Queen County

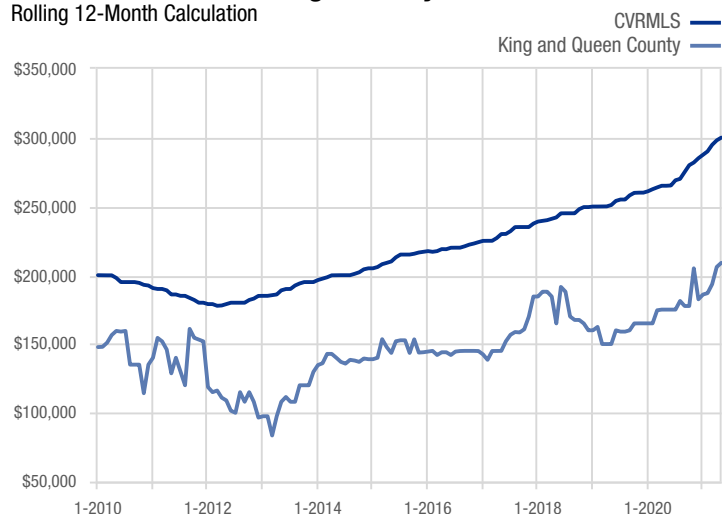
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	8	5	- 37.5%	33	26	- 21.2%
Pending Sales	8	8	0.0%	19	25	+ 31.6%
Closed Sales	3	4	+ 33.3%	10	21	+ 110.0%
Days on Market Until Sale	10	109	+ 990.0%	35	30	- 14.3%
Median Sales Price*	\$175,000	\$150,500	- 14.0%	\$152,500	\$224,875	+ 47.5%
Average Sales Price*	\$170,000	\$237,750	+ 39.9%	\$158,465	\$243,683	+ 53.8%
Percent of Original List Price Received*	98.0%	96.2%	- 1.8%	91.7%	100.8%	+ 9.9%
Inventory of Homes for Sale	18	5	- 72.2%	—	—	—
Months Supply of Inventory	6.0	1.1	- 81.7%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
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.

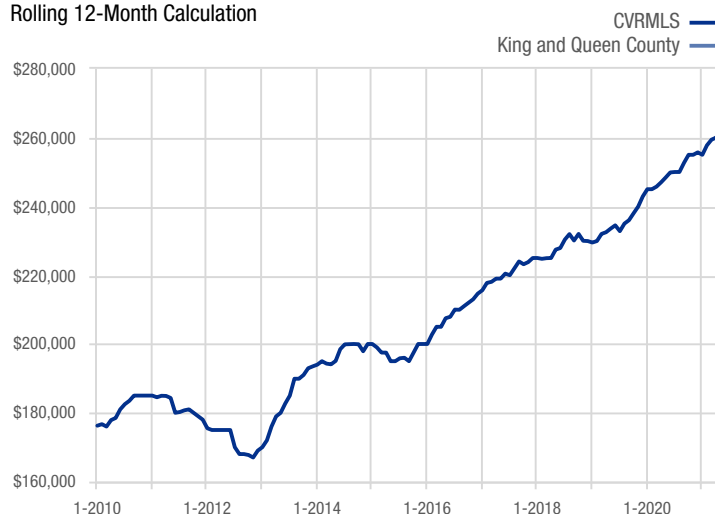
Median Sales Price - Single-Family

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.