

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Mathews County

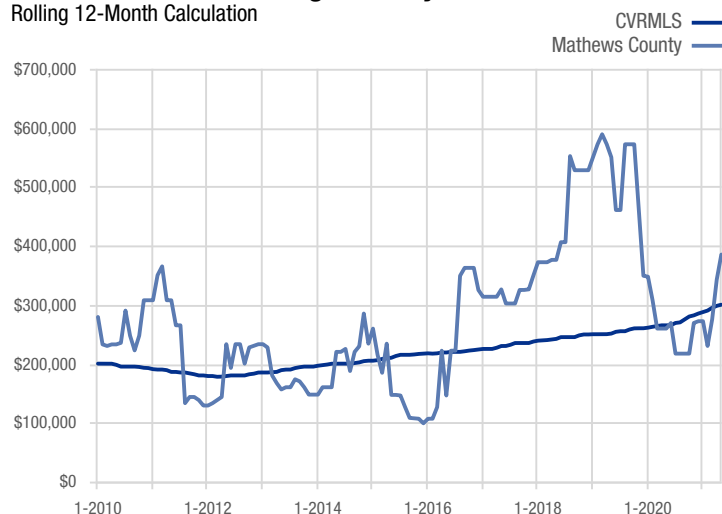
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	5	3	- 40.0%	11	12	+ 9.1%
Pending Sales	2	5	+ 150.0%	7	10	+ 42.9%
Closed Sales	2	1	- 50.0%	7	7	0.0%
Days on Market Until Sale	250	5	- 98.0%	127	47	- 63.0%
Median Sales Price*	\$321,500	\$590,100	+ 83.5%	\$237,000	\$429,000	+ 81.0%
Average Sales Price*	\$321,500	\$590,100	+ 83.5%	\$307,500	\$404,586	+ 31.6%
Percent of Original List Price Received*	87.0%	101.7%	+ 16.9%	84.4%	98.1%	+ 16.2%
Inventory of Homes for Sale	11	3	- 72.7%	—	—	—
Months Supply of Inventory	7.6	1.2	- 84.2%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	7	—	—	7	10	+ 42.9%
Median Sales Price*	\$260,000	—	—	\$260,000	\$245,000	- 5.8%
Average Sales Price*	\$260,000	—	—	\$260,000	\$245,000	- 5.8%
Percent of Original List Price Received*	100.0%	—	—	100.0%	98.0%	- 2.0%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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.

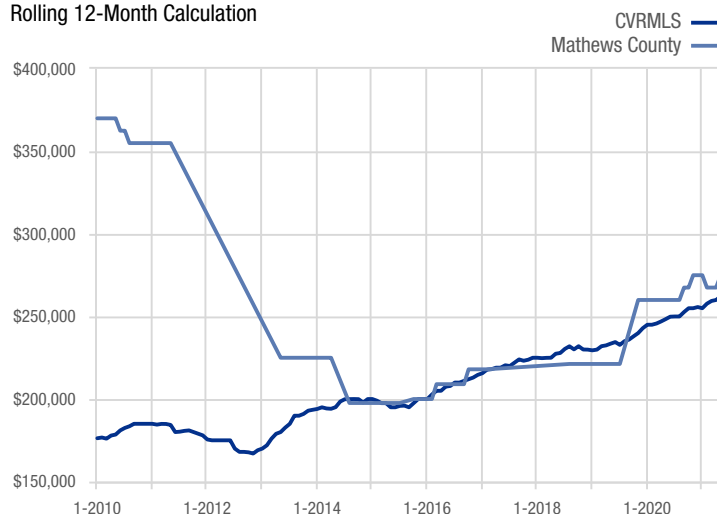
Median Sales Price - Single-Family

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.