

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

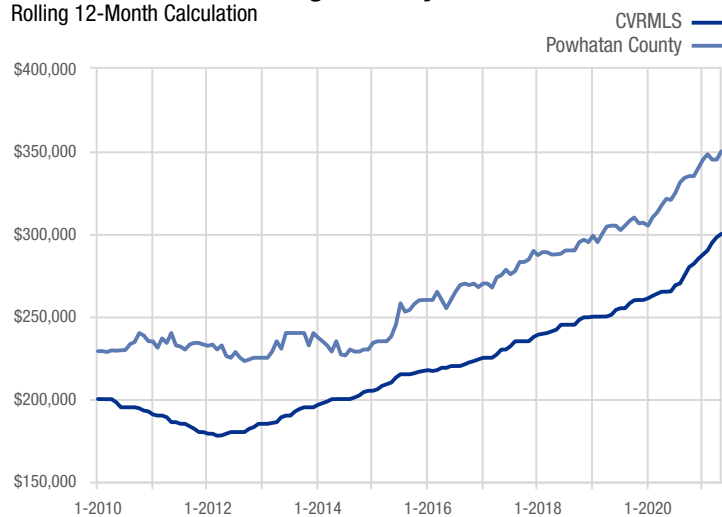
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	54	71	+ 31.5%	279	269	- 3.6%
Pending Sales	60	74	+ 23.3%	226	238	+ 5.3%
Closed Sales	47	38	- 19.1%	206	188	- 8.7%
Days on Market Until Sale	39	17	- 56.4%	45	30	- 33.3%
Median Sales Price*	\$310,000	\$391,513	+ 26.3%	\$326,475	\$363,500	+ 11.3%
Average Sales Price*	\$355,253	\$437,459	+ 23.1%	\$354,264	\$411,240	+ 16.1%
Percent of Original List Price Received*	98.9%	104.9%	+ 6.1%	98.3%	101.8%	+ 3.6%
Inventory of Homes for Sale	102	46	- 54.9%	—	—	—
Months Supply of Inventory	2.3	0.9	- 60.9%	—	—	—

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

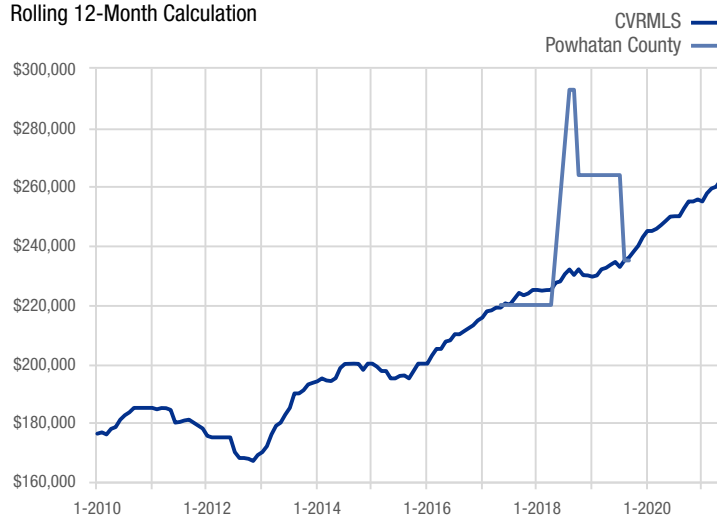
Median Sales Price - Single-Family

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.