

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Tappahannock (unincorporated town)

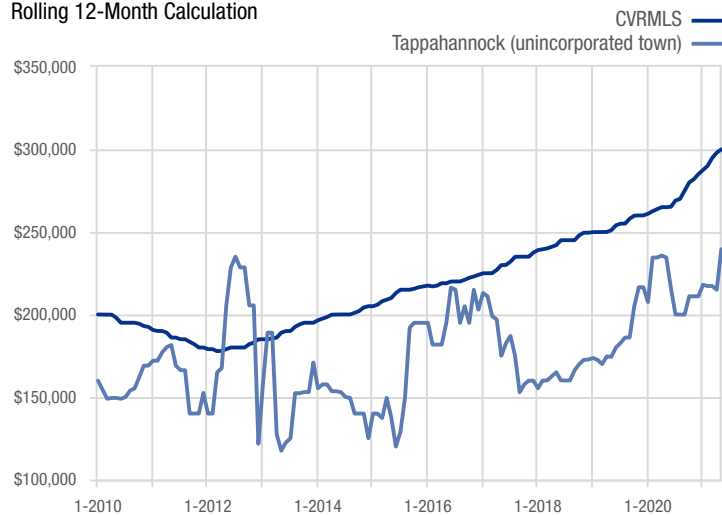
| Single Family | May | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics | 2020 | 2021 | % Change | Thru 5-2020 | Thru 5-2021 | % Change |
| New Listings | 4 | 9 | + 125.0% | 33 | 21 | - 36.4% |
| Pending Sales | 5 | 4 | - 20.0% | 23 | 22 | - 4.3% |
| Closed Sales | 4 | 4 | 0.0% | 16 | 24 | + 50.0% |
| Days on Market Until Sale | 50 | 41 | - 18.0% | 51 | 69 | + 35.3% |
| Median Sales Price* | \$185,200 | \$299,950 | + 62.0% | \$193,225 | \$245,805 | + 27.2% |
| Average Sales Price* | \$213,850 | \$397,850 | + 86.0% | \$234,702 | \$275,977 | + 17.6% |
| Percent of Original List Price Received* | 98.1% | 102.5% | + 4.5% | 95.7% | 95.2% | - 0.5% |
| Inventory of Homes for Sale | 19 | 13 | - 31.6% | — | — | — |
| Months Supply of Inventory | 4.6 | 2.6 | - 43.5% | — | — | — |

| Condo/Town | May | | | Year to Date | | |
|--|-----------|------|----------|--------------|------------------|----------|
| Key Metrics | 2020 | 2021 | % Change | Thru 5-2020 | Thru 5-2021 | % Change |
| New Listings | 0 | 0 | 0.0% | 4 | 1 | - 75.0% |
| Pending Sales | 1 | 0 | - 100.0% | 3 | 2 | - 33.3% |
| Closed Sales | 1 | 0 | - 100.0% | 2 | 1 | - 50.0% |
| Days on Market Until Sale | 12 | — | — | 73 | 55 | - 24.7% |
| Median Sales Price* | \$134,000 | — | — | \$163,250 | \$260,000 | + 59.3% |
| Average Sales Price* | \$134,000 | — | — | \$163,250 | \$260,000 | + 59.3% |
| Percent of Original List Price Received* | 100.0% | — | — | 91.8% | 96.3% | + 4.9% |
| Inventory of Homes for Sale | 2 | 0 | - 100.0% | — | — | — |
| Months Supply of Inventory | 1.7 | — | — | — | — | — |

* 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.

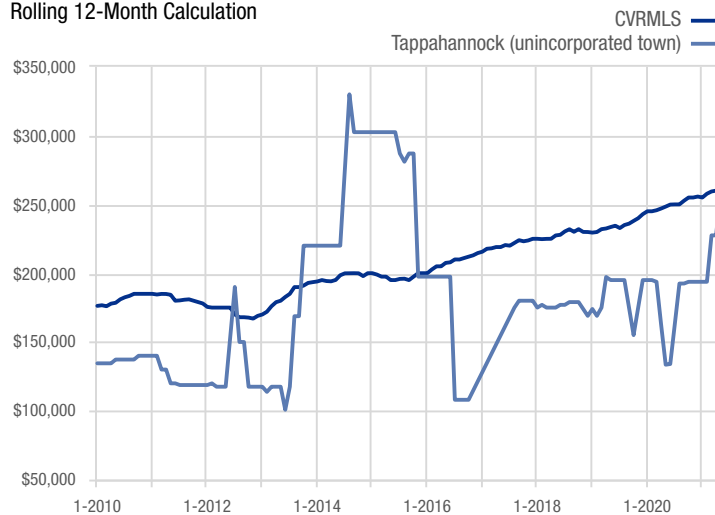
Median Sales Price - Single-Family

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.