

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



York County

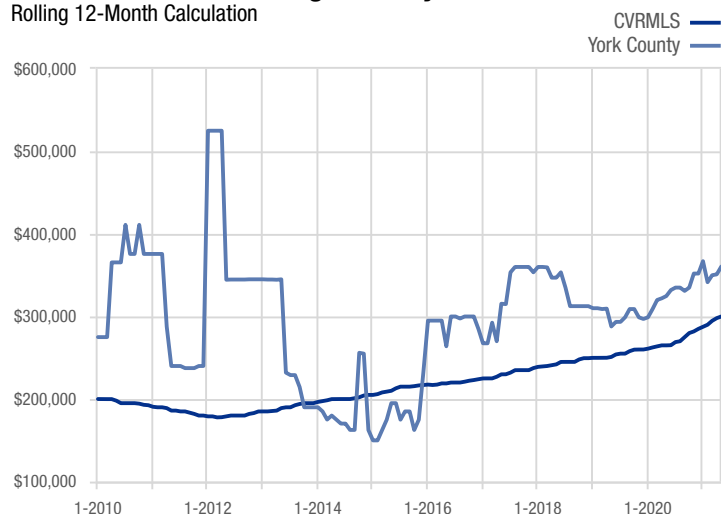
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	2	3	+ 50.0%	16	23	+ 43.8%
Pending Sales	4	6	+ 50.0%	13	22	+ 69.2%
Closed Sales	1	7	+ 600.0%	13	16	+ 23.1%
Days on Market Until Sale	15	8	- 46.7%	37	8	- 78.4%
Median Sales Price*	\$283,000	\$380,000	+ 34.3%	\$369,000	\$385,500	+ 4.5%
Average Sales Price*	\$283,000	\$341,674	+ 20.7%	\$352,192	\$375,482	+ 6.6%
Percent of Original List Price Received*	101.4%	103.9%	+ 2.5%	97.0%	101.8%	+ 4.9%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	1.5	0.6	- 60.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	1	2	+ 100.0%	3	4	+ 33.3%
Pending Sales	0	1	—	1	3	+ 200.0%
Closed Sales	0	0	0.0%	0	3	—
Days on Market Until Sale	—	—	—	—	6	—
Median Sales Price*	—	—	—	—	\$271,000	—
Average Sales Price*	—	—	—	—	\$228,400	—
Percent of Original List Price Received*	—	—	—	—	100.8%	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	2.0	0.7	- 65.0%	—	—	—

* 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.

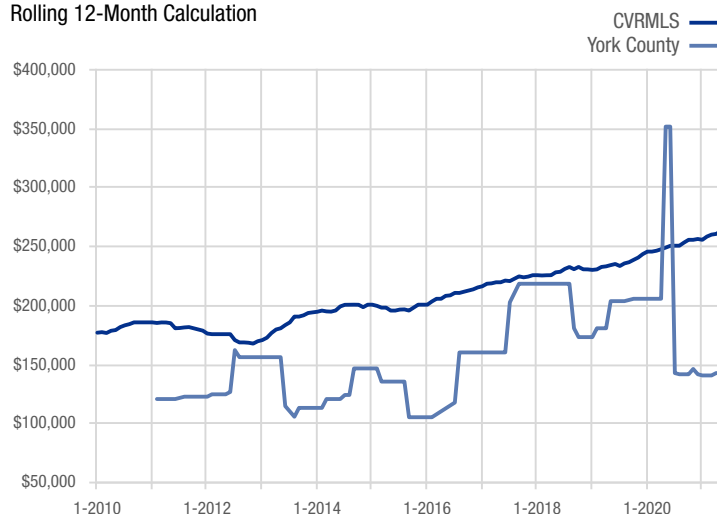
Median Sales Price - Single-Family

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.