

# Local Market Update – March 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Tappahannock (unincorporated town)

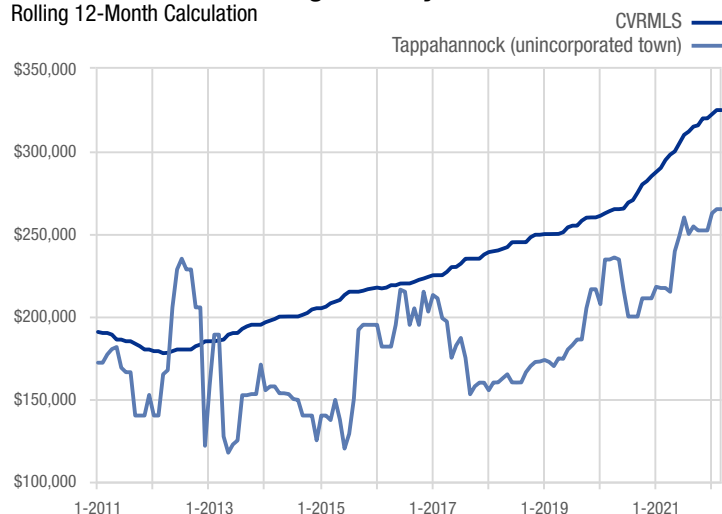
Single Family	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	3	9	+ 200.0%	9	18	+ 100.0%
Pending Sales	4	7	+ 75.0%	12	17	+ 41.7%
Closed Sales	3	5	+ 66.7%	15	13	- 13.3%
Days on Market Until Sale	45	20	- 55.6%	46	74	+ 60.9%
Median Sales Price*	\$164,900	<b>\$207,000</b>	+ 25.5%	\$219,550	<b>\$285,000</b>	+ 29.8%
Average Sales Price*	\$198,300	<b>\$257,064</b>	+ 29.6%	\$264,263	<b>\$332,728</b>	+ 25.9%
Percent of Original List Price Received*	100.4%	100.1%	- 0.3%	94.5%	95.5%	+ 1.1%
Inventory of Homes for Sale	13	8	- 38.5%	—	—	—
Months Supply of Inventory	2.4	1.7	- 29.2%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	55	4	- 92.7%	55	4	- 92.7%
Median Sales Price*	\$260,000	<b>\$160,500</b>	- 38.3%	\$260,000	<b>\$160,500</b>	- 38.3%
Average Sales Price*	\$260,000	<b>\$160,500</b>	- 38.3%	\$260,000	<b>\$160,500</b>	- 38.3%
Percent of Original List Price Received*	96.3%	94.5%	- 1.9%	96.3%	94.5%	- 1.9%
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.

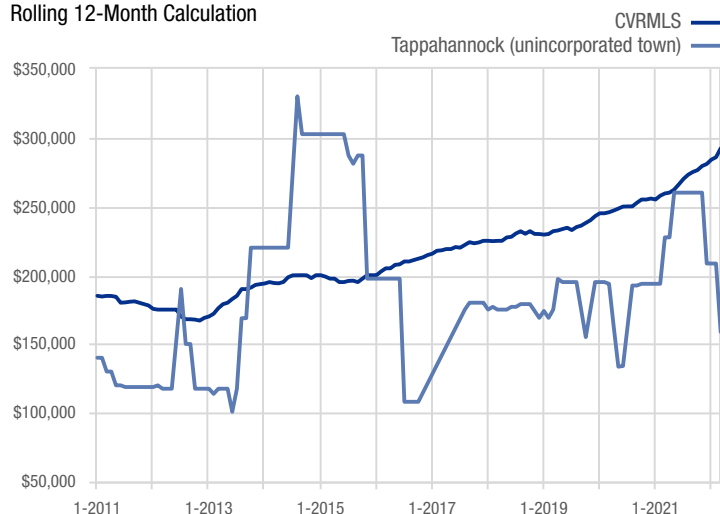
### Median Sales Price - Single-Family

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.