

Local Market Update – July 2022

A Research Tool Provided by Central Virginia Regional MLS.



Tappahannock (unincorporated town)

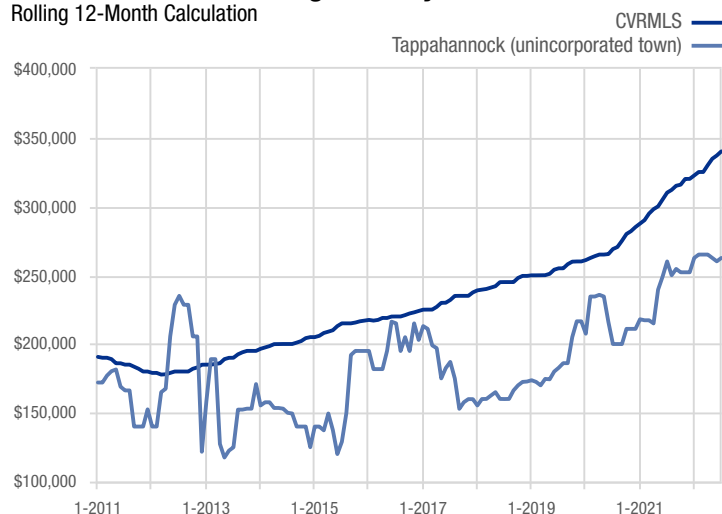
Single Family	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	4	3	- 25.0%	32	42	+ 31.3%
Pending Sales	7	2	- 71.4%	33	37	+ 12.1%
Closed Sales	4	11	+ 175.0%	30	44	+ 46.7%
Days on Market Until Sale	7	19	+ 171.4%	64	61	- 4.7%
Median Sales Price*	\$249,500	\$300,000	+ 20.2%	\$252,109	\$270,000	+ 7.1%
Average Sales Price*	\$255,450	\$350,468	+ 37.2%	\$303,285	\$316,949	+ 4.5%
Percent of Original List Price Received*	101.6%	99.7%	- 1.9%	96.1%	98.0%	+ 2.0%
Inventory of Homes for Sale	7	9	+ 28.6%	—	—	—
Months Supply of Inventory	1.4	2.0	+ 42.9%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	0	0.0%	2	3	+ 50.0%
Pending Sales	0	1	—	3	3	0.0%
Closed Sales	0	2	—	2	3	+ 50.0%
Days on Market Until Sale	—	8	—	29	7	- 75.9%
Median Sales Price*	—	\$235,500	—	\$290,000	\$180,000	- 37.9%
Average Sales Price*	—	\$235,500	—	\$290,000	\$210,500	- 27.4%
Percent of Original List Price Received*	—	103.9%	—	97.4%	100.8%	+ 3.5%
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.

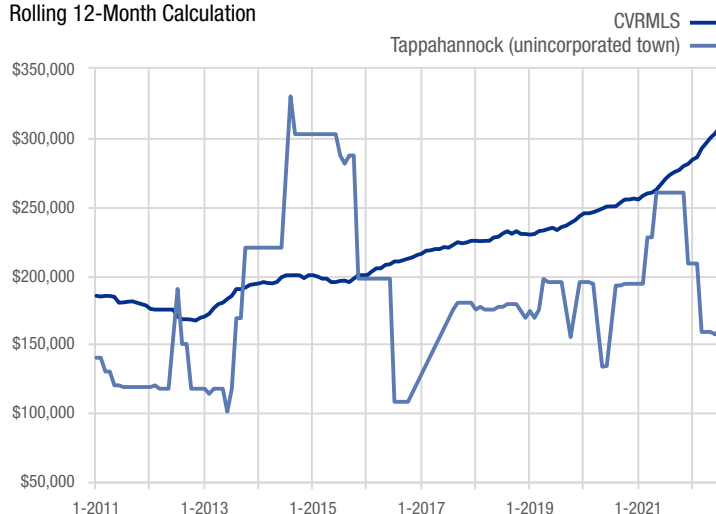
Median Sales Price - Single-Family

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.