

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



Blackstone (unincorporated town)

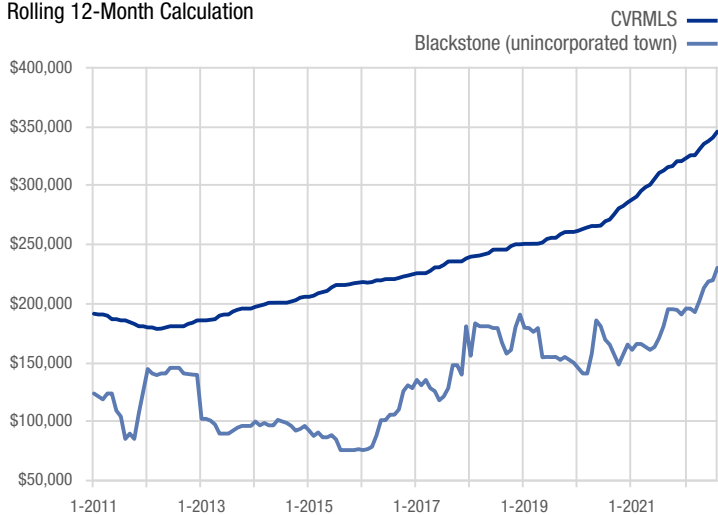
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	5	2	- 60.0%	35	44	+ 25.7%
Pending Sales	3	4	+ 33.3%	27	30	+ 11.1%
Closed Sales	6	0	- 100.0%	26	30	+ 15.4%
Days on Market Until Sale	10	—	—	38	46	+ 21.1%
Median Sales Price*	\$204,500	—	—	\$180,000	\$229,500	+ 27.5%
Average Sales Price*	\$243,750	—	—	\$199,766	\$228,277	+ 14.3%
Percent of Original List Price Received*	97.4%	—	—	97.5%	98.7%	+ 1.2%
Inventory of Homes for Sale	9	16	+ 77.8%	—	—	—
Months Supply of Inventory	2.8	4.8	+ 71.4%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	—	—	—	302	—	—
Median Sales Price*	—	—	—	\$213,400	—	—
Average Sales Price*	—	—	—	\$213,400	—	—
Percent of Original List Price Received*	—	—	—	103.0%	—	—
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

* 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.

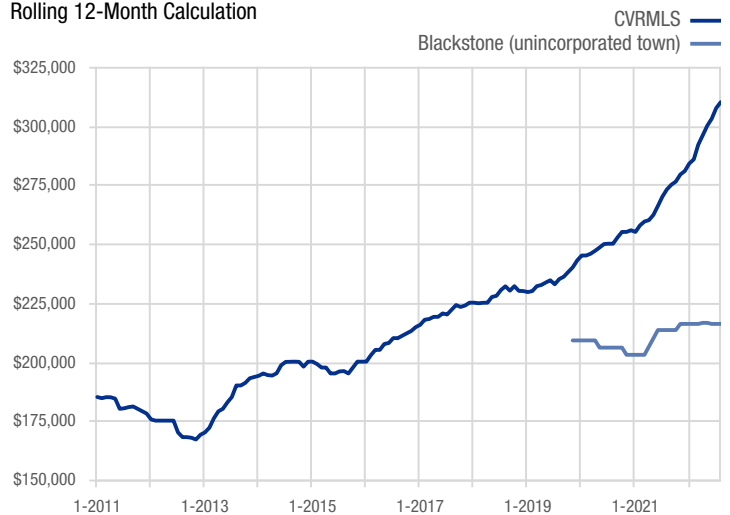
Median Sales Price - Single-Family

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.