

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

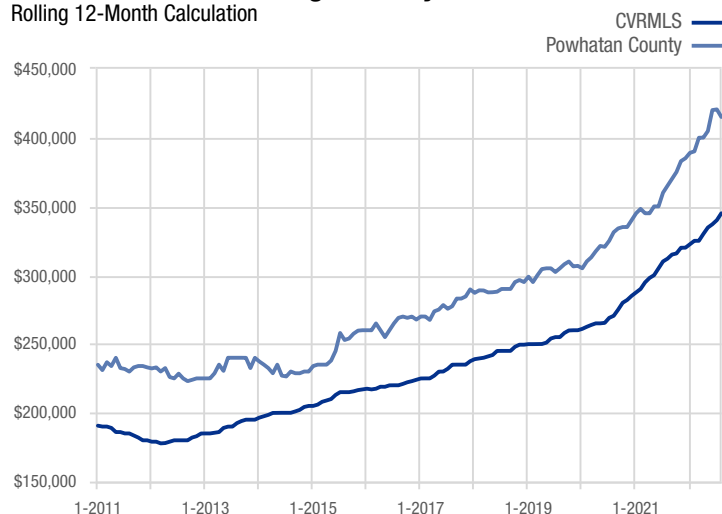
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	62	46	- 25.8%	450	418	- 7.1%
Pending Sales	54	40	- 25.9%	380	324	- 14.7%
Closed Sales	46	43	- 6.5%	363	318	- 12.4%
Days on Market Until Sale	24	18	- 25.0%	24	18	- 25.0%
Median Sales Price*	\$425,000	\$388,750	- 8.5%	\$381,000	\$421,500	+ 10.6%
Average Sales Price*	\$452,903	\$427,211	- 5.7%	\$427,808	\$471,738	+ 10.3%
Percent of Original List Price Received*	102.0%	100.5%	- 1.5%	101.9%	104.0%	+ 2.1%
Inventory of Homes for Sale	67	61	- 9.0%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
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.

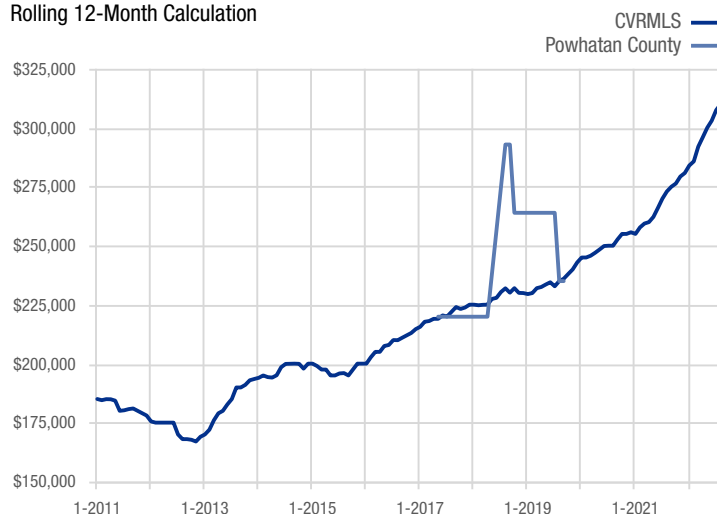
Median Sales Price - Single-Family

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.