

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



Tappahannock (unincorporated town)

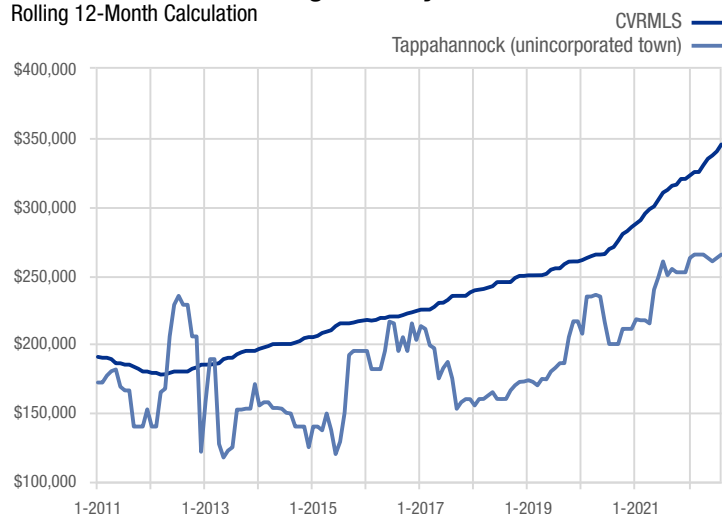
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2	14	+ 600.0%	34	56	+ 64.7%
Pending Sales	2	4	+ 100.0%	35	41	+ 17.1%
Closed Sales	8	4	- 50.0%	38	48	+ 26.3%
Days on Market Until Sale	18	23	+ 27.8%	54	58	+ 7.4%
Median Sales Price*	\$211,500	\$215,250	+ 1.8%	\$239,500	\$259,950	+ 8.5%
Average Sales Price*	\$252,063	\$218,850	- 13.2%	\$292,210	\$308,774	+ 5.7%
Percent of Original List Price Received*	100.3%	102.0%	+ 1.7%	97.0%	98.4%	+ 1.4%
Inventory of Homes for Sale	6	19	+ 216.7%	—	—	—
Months Supply of Inventory	1.4	4.1	+ 192.9%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	1	—	2	4	+ 100.0%
Pending Sales	0	0	0.0%	3	3	0.0%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Days on Market Until Sale	24	—	—	27	7	- 74.1%
Median Sales Price*	\$157,000	—	—	\$260,000	\$180,000	- 30.8%
Average Sales Price*	\$157,000	—	—	\$245,667	\$210,500	- 14.3%
Percent of Original List Price Received*	99.5%	—	—	98.1%	100.8%	+ 2.8%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* 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.

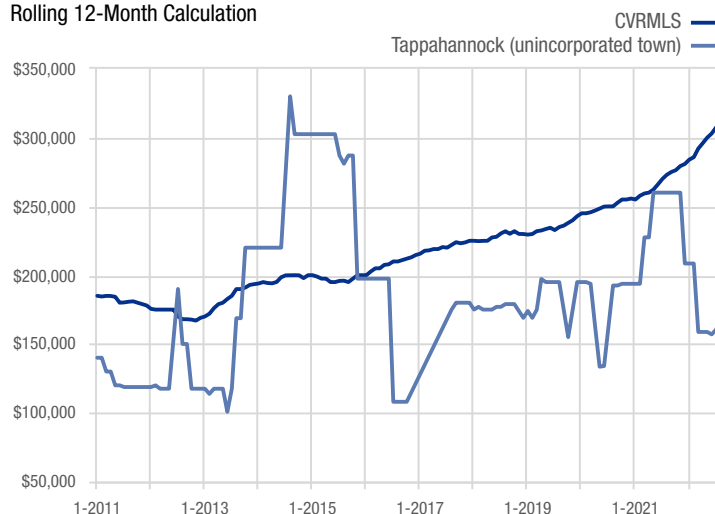
Median Sales Price - Single-Family

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.