

# Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



## West Point (unincorporated town)

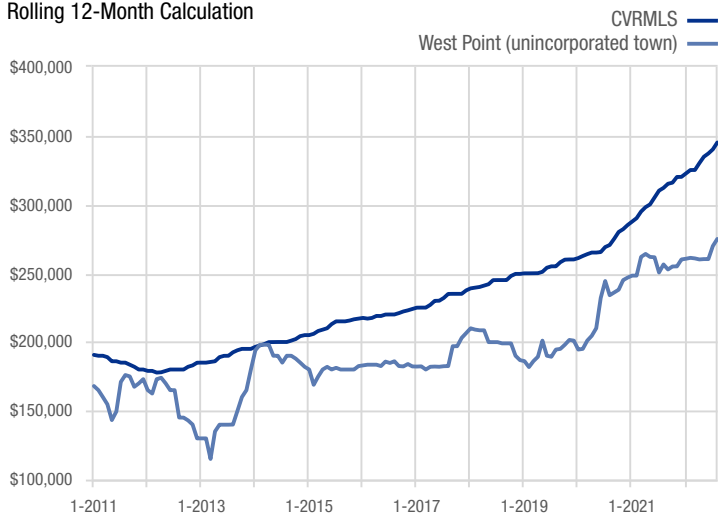
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	6	3	- 50.0%	51	42	- 17.6%
Pending Sales	0	3	—	47	35	- 25.5%
Closed Sales	8	3	- 62.5%	48	34	- 29.2%
Days on Market Until Sale	17	12	- 29.4%	31	21	- 32.3%
Median Sales Price*	\$249,450	<b>\$313,900</b>	+ 25.8%	\$256,369	<b>\$288,500</b>	+ 12.5%
Average Sales Price*	\$229,838	<b>\$309,300</b>	+ 34.6%	\$255,373	<b>\$301,395</b>	+ 18.0%
Percent of Original List Price Received*	98.5%	<b>101.6%</b>	+ 3.1%	99.6%	<b>101.0%</b>	+ 1.4%
Inventory of Homes for Sale	10	6	- 40.0%	—	—	—
Months Supply of Inventory	1.7	1.3	- 23.5%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	5	12	+ 140.0%
Median Sales Price*	—	—	—	\$168,000	<b>\$177,900</b>	+ 5.9%
Average Sales Price*	—	—	—	\$168,000	<b>\$177,900</b>	+ 5.9%
Percent of Original List Price Received*	—	—	—	100.0%	<b>98.9%</b>	- 1.1%
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.

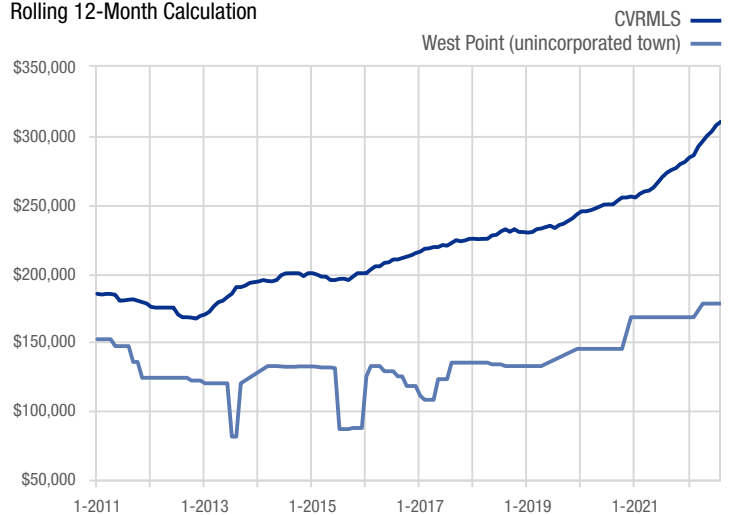
### Median Sales Price - Single-Family

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.