

# Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Tappahannock (unincorporated town)

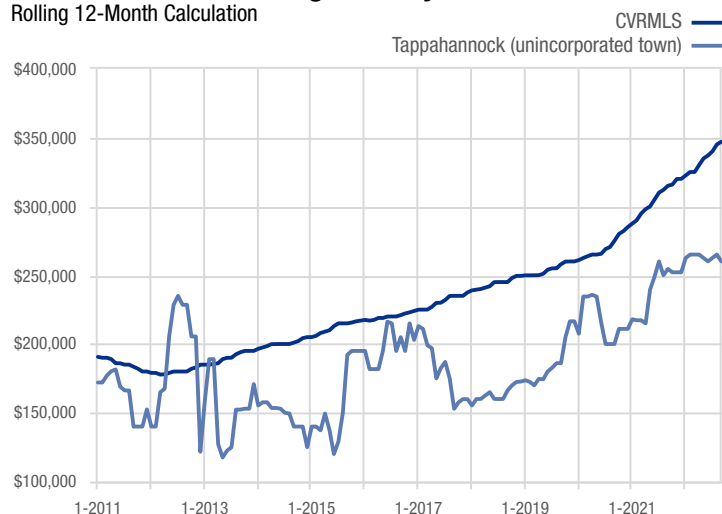
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	8	8	0.0%	42	64	+ 52.4%
Pending Sales	5	4	- 20.0%	40	45	+ 12.5%
Closed Sales	5	4	- 20.0%	43	52	+ 20.9%
Days on Market Until Sale	26	5	- 80.8%	51	54	+ 5.9%
Median Sales Price*	\$630,000	\$240,000	- 61.9%	\$246,055	\$259,950	+ 5.6%
Average Sales Price*	\$515,900	\$221,750	- 57.0%	\$318,840	\$302,080	- 5.3%
Percent of Original List Price Received*	98.4%	98.3%	- 0.1%	97.2%	98.4%	+ 1.2%
Inventory of Homes for Sale	9	22	+ 144.4%	—	—	—
Months Supply of Inventory	2.0	4.8	+ 140.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	1	1	0.0%	3	5	+ 66.7%
Pending Sales	0	0	0.0%	3	3	0.0%
Closed Sales	0	0	0.0%	3	3	0.0%
Days on Market Until Sale	—	—	—	27	7	- 74.1%
Median Sales Price*	—	—	—	\$260,000	\$180,000	- 30.8%
Average Sales Price*	—	—	—	\$245,667	\$210,500	- 14.3%
Percent of Original List Price Received*	—	—	—	98.1%	100.8%	+ 2.8%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

\* 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.

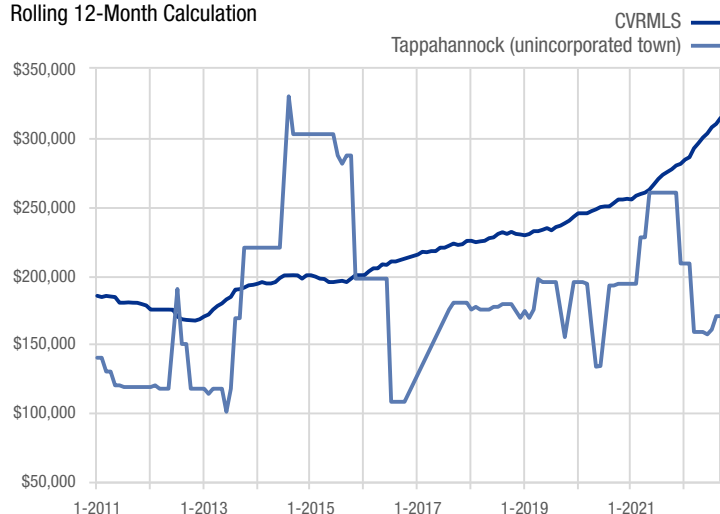
### Median Sales Price - Single-Family

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.