

# Local Market Update – October 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Blackstone (unincorporated town)

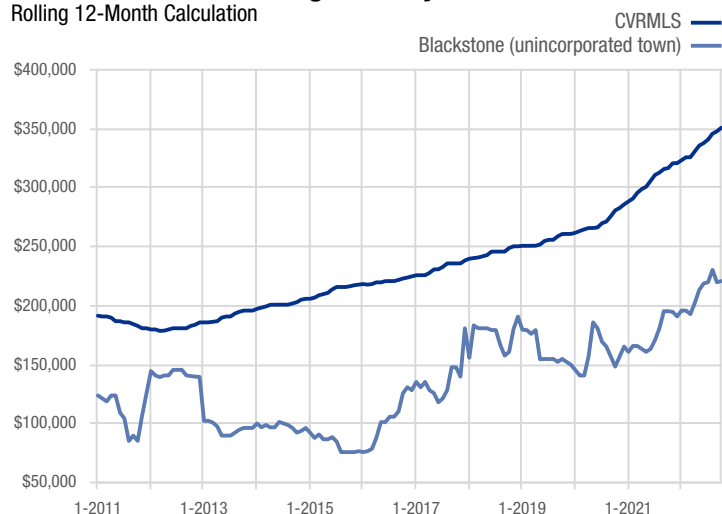
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	6	6	0.0%	43	60	+ 39.5%
Pending Sales	3	5	+ 66.7%	31	39	+ 25.8%
Closed Sales	3	8	+ 166.7%	32	41	+ 28.1%
Days on Market Until Sale	49	131	+ 167.3%	35	62	+ 77.1%
Median Sales Price*	\$249,950	\$305,675	+ 22.3%	\$190,000	\$239,000	+ 25.8%
Average Sales Price*	\$320,983	\$283,144	- 11.8%	\$221,035	\$234,060	+ 5.9%
Percent of Original List Price Received*	95.4%	88.9%	- 6.8%	97.5%	95.4%	- 2.2%
Inventory of Homes for Sale	7	19	+ 171.4%	—	—	—
Months Supply of Inventory	2.2	5.1	+ 131.8%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	2	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	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.

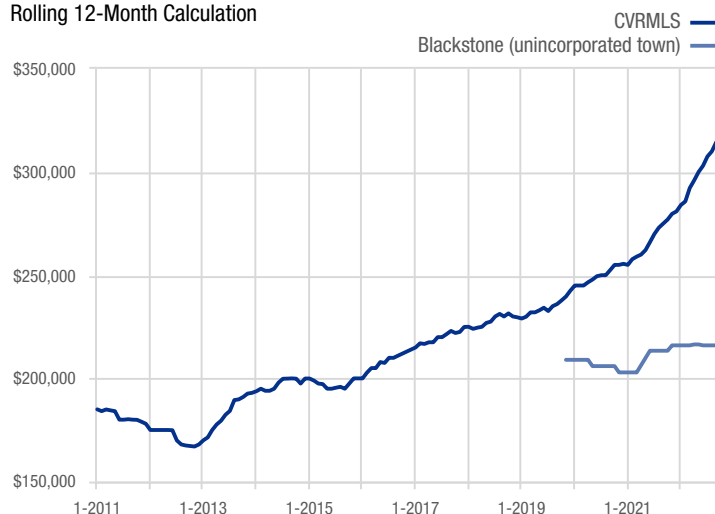
### Median Sales Price - Single-Family

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.