

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

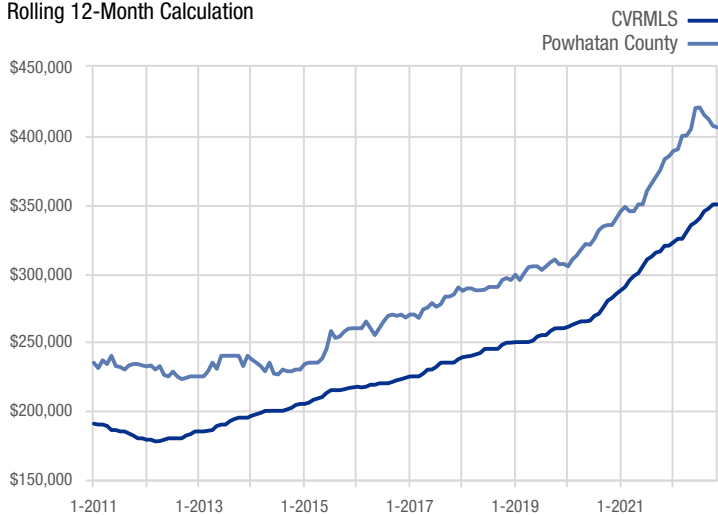
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	32	33	+ 3.1%	576	546	- 5.2%
Pending Sales	45	25	- 44.4%	504	411	- 18.5%
Closed Sales	48	21	- 56.3%	517	412	- 20.3%
Days on Market Until Sale	16	17	+ 6.3%	22	19	- 13.6%
Median Sales Price*	\$370,000	\$370,000	0.0%	\$384,574	\$407,250	+ 5.9%
Average Sales Price*	\$448,759	\$464,471	+ 3.5%	\$432,057	\$454,927	+ 5.3%
Percent of Original List Price Received*	99.9%	95.0%	- 4.9%	101.6%	102.4%	+ 0.8%
Inventory of Homes for Sale	40	67	+ 67.5%	—	—	—
Months Supply of Inventory	0.9	1.8	+ 100.0%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	1	—	0	1	—
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	1	—	—	—	—
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.

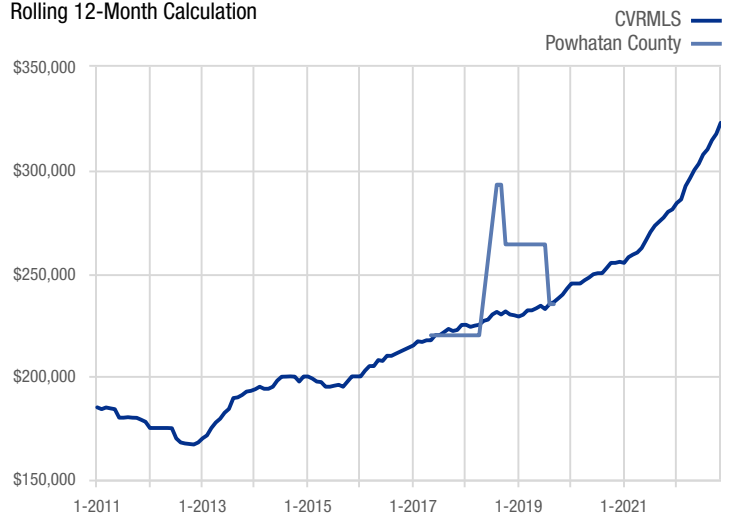
Median Sales Price - Single-Family

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.