

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



Tappahannock (unincorporated town)

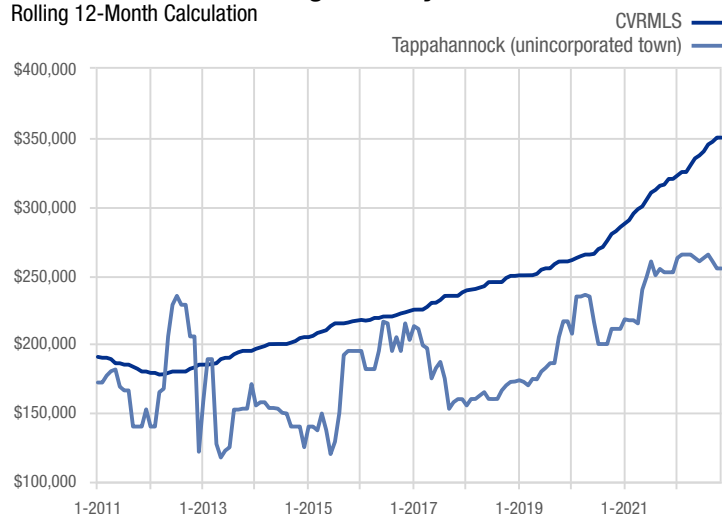
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	4	4	0.0%	48	71	+ 47.9%
Pending Sales	3	1	- 66.7%	45	53	+ 17.8%
Closed Sales	1	8	+ 700.0%	47	62	+ 31.9%
Days on Market Until Sale	41	22	- 46.3%	49	49	0.0%
Median Sales Price*	\$1,000,000	\$198,650	- 80.1%	\$256,093	\$254,900	- 0.5%
Average Sales Price*	\$1,000,000	\$232,919	- 76.7%	\$329,301	\$290,766	- 11.7%
Percent of Original List Price Received*	80.0%	100.2%	+ 25.3%	97.1%	98.5%	+ 1.4%
Inventory of Homes for Sale	9	19	+ 111.1%	—	—	—
Months Supply of Inventory	2.3	3.9	+ 69.6%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	1	0	- 100.0%	4	5	+ 25.0%
Pending Sales	0	1	—	3	4	+ 33.3%
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	0	- 100.0%	—	—	—
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.

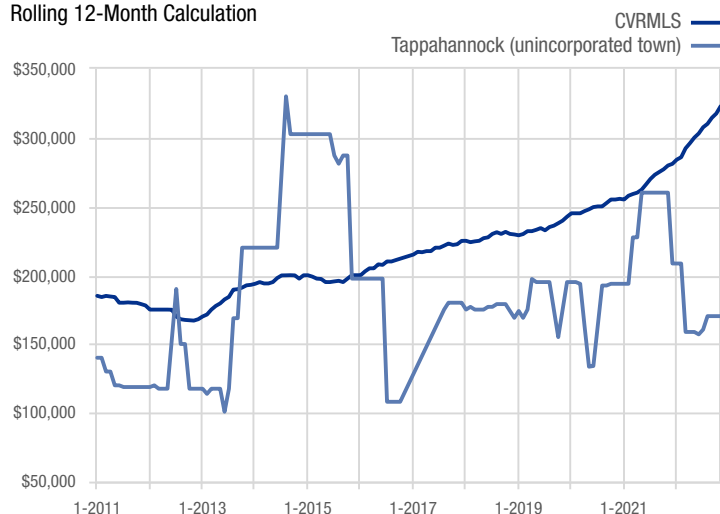
Median Sales Price - Single-Family

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.