

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



Hampton City

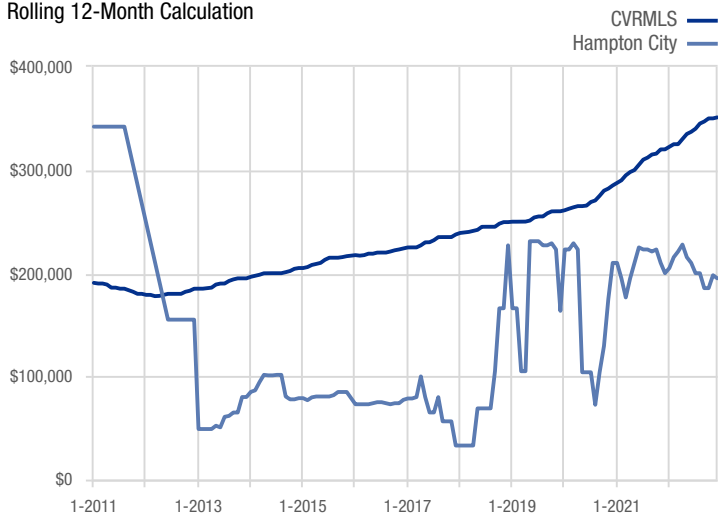
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	0	0.0%	16	18	+ 12.5%
Pending Sales	0	0	0.0%	12	11	- 8.3%
Closed Sales	0	4	—	11	12	+ 9.1%
Days on Market Until Sale	—	15	—	17	15	- 11.8%
Median Sales Price*	—	\$150,500	—	\$200,000	\$195,022	- 2.5%
Average Sales Price*	—	\$186,250	—	\$208,864	\$205,462	- 1.6%
Percent of Original List Price Received*	—	110.3%	—	99.4%	103.0%	+ 3.6%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.3	+ 116.7%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	0	0.0%	3	1	- 66.7%
Pending Sales	0	0	0.0%	5	2	- 60.0%
Closed Sales	0	0	0.0%	4	3	- 25.0%
Days on Market Until Sale	—	—	—	25	18	- 28.0%
Median Sales Price*	—	—	—	\$259,950	\$262,500	+ 1.0%
Average Sales Price*	—	—	—	\$242,017	\$262,500	+ 8.5%
Percent of Original List Price Received*	—	—	—	102.3%	97.0%	- 5.2%
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.

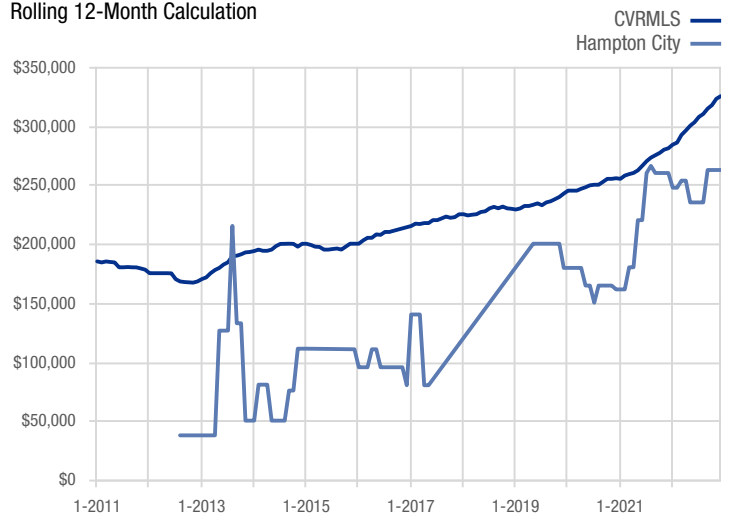
Median Sales Price - Single-Family

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.