

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

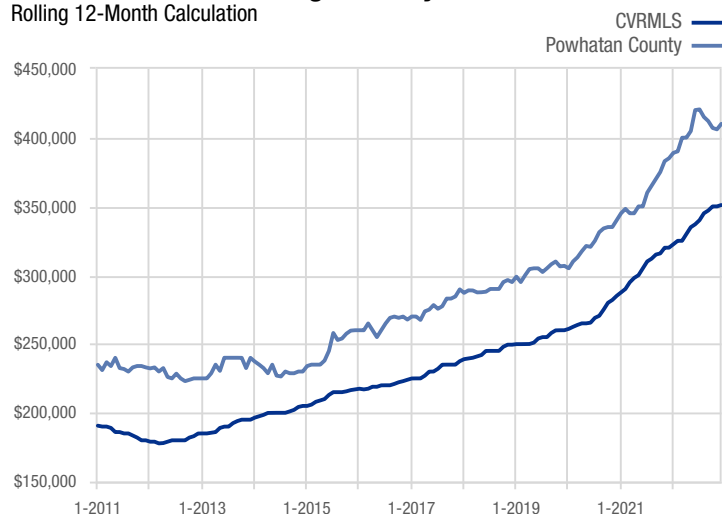
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	21	15	- 28.6%	597	562	- 5.9%
Pending Sales	27	24	- 11.1%	531	434	- 18.3%
Closed Sales	46	28	- 39.1%	563	440	- 21.8%
Days on Market Until Sale	23	20	- 13.0%	22	19	- 13.6%
Median Sales Price*	\$394,975	\$427,250	+ 8.2%	\$385,000	\$410,000	+ 6.5%
Average Sales Price*	\$456,851	\$483,466	+ 5.8%	\$434,131	\$456,760	+ 5.2%
Percent of Original List Price Received*	99.8%	100.7%	+ 0.9%	101.5%	102.3%	+ 0.8%
Inventory of Homes for Sale	25	45	+ 80.0%	—	—	—
Months Supply of Inventory	0.6	1.2	+ 100.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	0	0.0%	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.

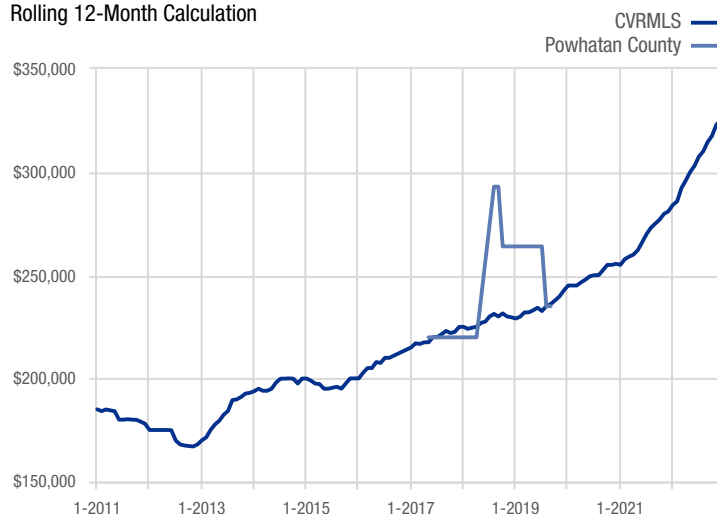
Median Sales Price - Single-Family

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.