

# Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Tappahannock (unincorporated town)

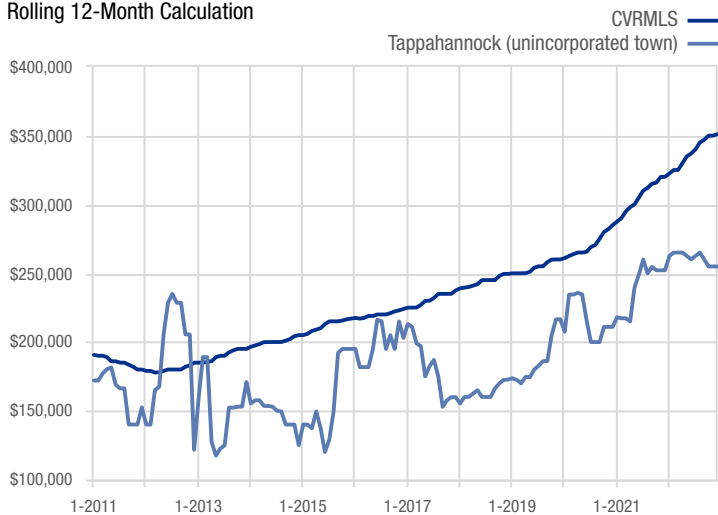
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	5	2	- 60.0%	53	73	+ 37.7%
Pending Sales	5	1	- 80.0%	50	55	+ 10.0%
Closed Sales	3	3	0.0%	50	66	+ 32.0%
Days on Market Until Sale	9	134	+ 1,388.9%	46	53	+ 15.2%
Median Sales Price*	\$235,000	<b>\$325,000</b>	+ 38.3%	\$252,109	<b>\$254,900</b>	+ 1.1%
Average Sales Price*	\$235,667	<b>\$263,333</b>	+ 11.7%	\$323,568	<b>\$289,500</b>	- 10.5%
Percent of Original List Price Received*	101.1%	<b>91.2%</b>	- 9.8%	97.3%	<b>98.2%</b>	+ 0.9%
Inventory of Homes for Sale	8	18	+ 125.0%	—	—	—
Months Supply of Inventory	1.9	3.9	+ 105.3%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	0	0.0%	4	5	+ 25.0%
Pending Sales	1	0	- 100.0%	4	4	0.0%
Closed Sales	1	1	0.0%	4	4	0.0%
Days on Market Until Sale	3	89	+ 2,866.7%	21	27	+ 28.6%
Median Sales Price*	\$154,999	<b>\$182,600</b>	+ 17.8%	\$208,500	<b>\$181,300</b>	- 13.0%
Average Sales Price*	\$154,999	<b>\$182,600</b>	+ 17.8%	\$223,000	<b>\$203,525</b>	- 8.7%
Percent of Original List Price Received*	100.0%	<b>100.0%</b>	0.0%	98.6%	<b>100.6%</b>	+ 2.0%
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.

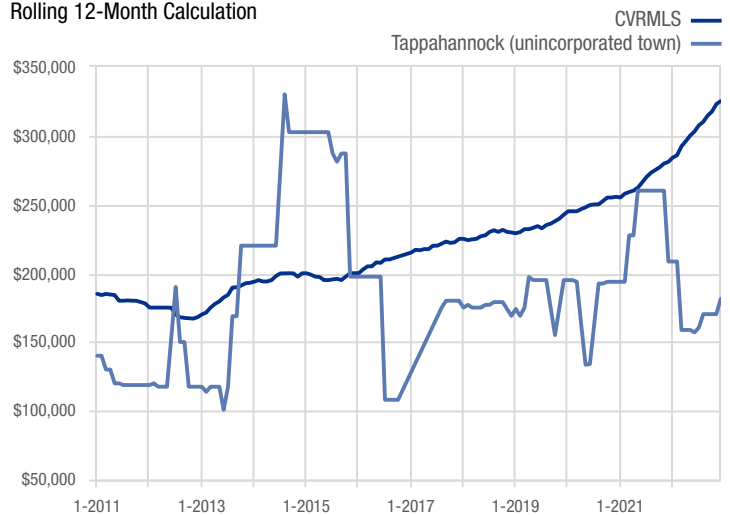
### Median Sales Price - Single-Family

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.