

# Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



## West Point (unincorporated town)

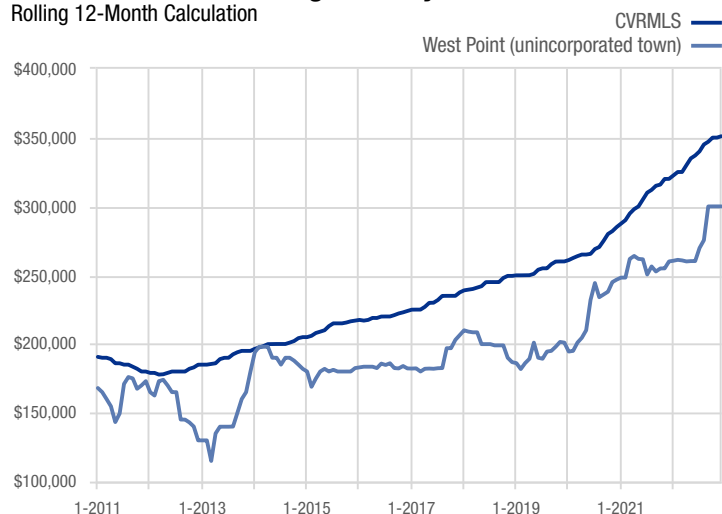
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	2	5	+ 150.0%	70	53	- 24.3%
Pending Sales	4	2	- 50.0%	69	41	- 40.6%
Closed Sales	5	2	- 60.0%	71	42	- 40.8%
Days on Market Until Sale	12	4	- 66.7%	29	19	- 34.5%
Median Sales Price*	\$310,000	<b>\$263,000</b>	- 15.2%	\$260,000	<b>\$300,000</b>	+ 15.4%
Average Sales Price*	\$309,000	<b>\$263,000</b>	- 14.9%	\$263,318	<b>\$309,067</b>	+ 17.4%
Percent of Original List Price Received*	101.4%	<b>106.9%</b>	+ 5.4%	98.9%	<b>101.3%</b>	+ 2.4%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	<b>2.3</b>	+ 283.3%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	5	12	+ 140.0%
Median Sales Price*	—	—	—	\$168,000	<b>\$177,900</b>	+ 5.9%
Average Sales Price*	—	—	—	\$168,000	<b>\$177,900</b>	+ 5.9%
Percent of Original List Price Received*	—	—	—	100.0%	<b>98.9%</b>	- 1.1%
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.

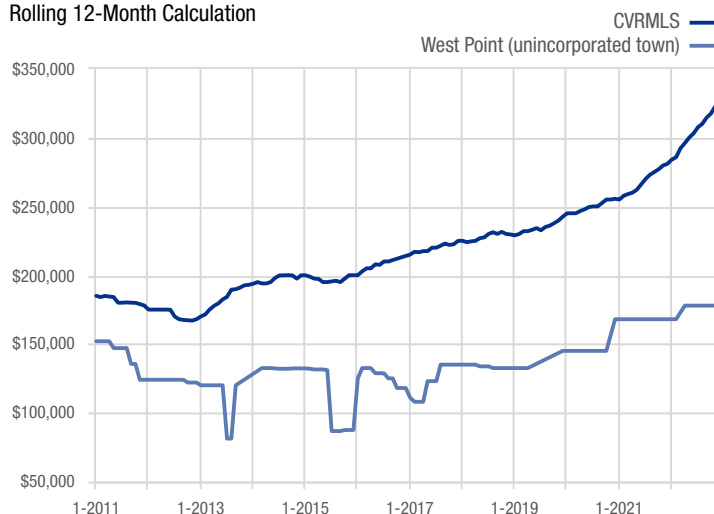
### Median Sales Price - Single-Family

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.