

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Blackstone (unincorporated town)

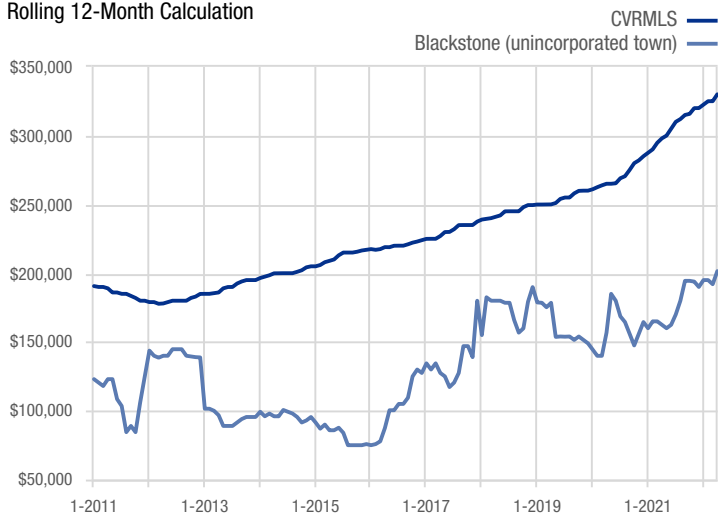
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	4	2	- 50.0%	14	20	+ 42.9%
Pending Sales	1	4	+ 300.0%	9	14	+ 55.6%
Closed Sales	1	4	+ 300.0%	10	13	+ 30.0%
Days on Market Until Sale	4	23	+ 475.0%	78	20	- 74.4%
Median Sales Price*	\$125,000	\$297,500	+ 138.0%	\$154,950	\$255,000	+ 64.6%
Average Sales Price*	\$125,000	\$283,875	+ 127.1%	\$186,065	\$233,400	+ 25.4%
Percent of Original List Price Received*	100.0%	96.8%	- 3.2%	97.6%	99.7%	+ 2.2%
Inventory of Homes for Sale	5	9	+ 80.0%	—	—	—
Months Supply of Inventory	1.5	2.6	+ 73.3%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	334	—	—	334	—	—
Median Sales Price*	\$209,900	—	—	\$209,900	—	—
Average Sales Price*	\$209,900	—	—	\$209,900	—	—
Percent of Original List Price Received*	105.0%	—	—	105.0%	—	—
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

* 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.

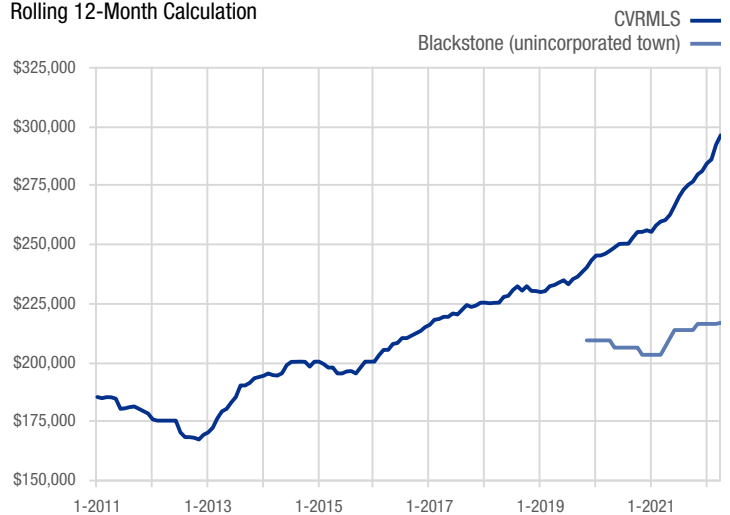
Median Sales Price - Single-Family

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.