

# Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Tappahannock (unincorporated town)

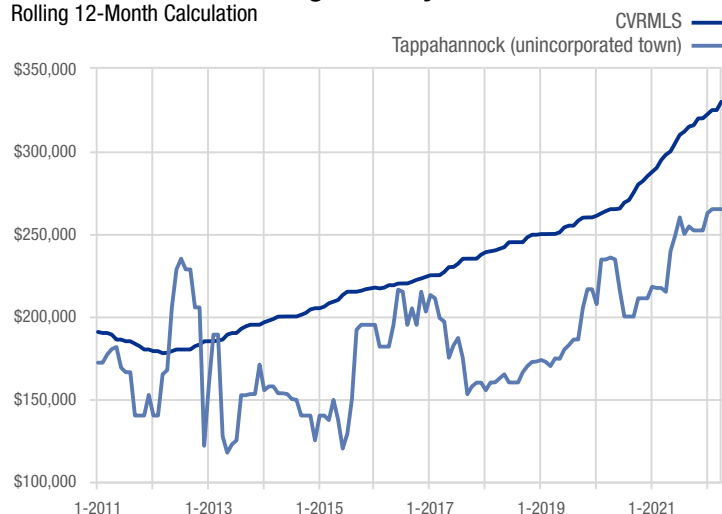
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	3	7	+ 133.3%	12	26	+ 116.7%
Pending Sales	5	7	+ 40.0%	17	23	+ 35.3%
Closed Sales	5	10	+ 100.0%	20	23	+ 15.0%
Days on Market Until Sale	161	109	- 32.3%	75	89	+ 18.7%
Median Sales Price*	\$252,109	<b>\$289,475</b>	+ 14.8%	\$229,525	<b>\$285,000</b>	+ 24.2%
Average Sales Price*	\$213,622	<b>\$270,234</b>	+ 26.5%	\$251,603	<b>\$305,557</b>	+ 21.4%
Percent of Original List Price Received*	91.4%	<b>95.4%</b>	+ 4.4%	93.8%	<b>95.5%</b>	+ 1.8%
Inventory of Homes for Sale	8	10	+ 25.0%	—	—	—
Months Supply of Inventory	1.6	2.1	+ 31.3%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	55	4	- 92.7%
Median Sales Price*	—	—	—	\$260,000	<b>\$160,500</b>	- 38.3%
Average Sales Price*	—	—	—	\$260,000	<b>\$160,500</b>	- 38.3%
Percent of Original List Price Received*	—	—	—	96.3%	<b>94.5%</b>	- 1.9%
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.

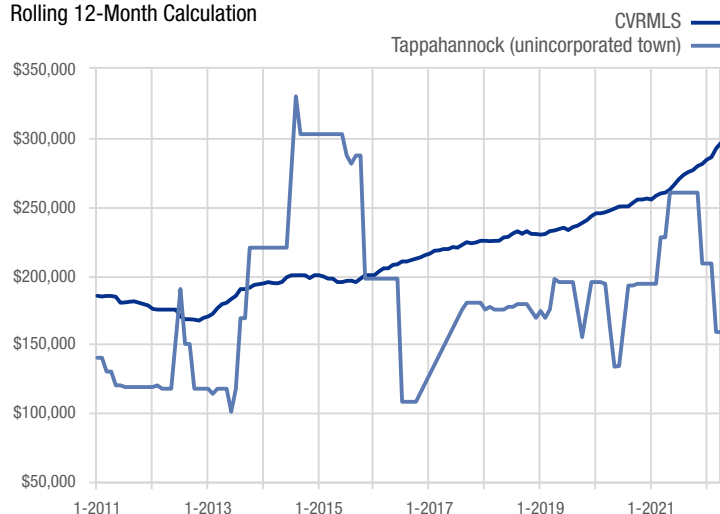
### Median Sales Price - Single-Family

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.