

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

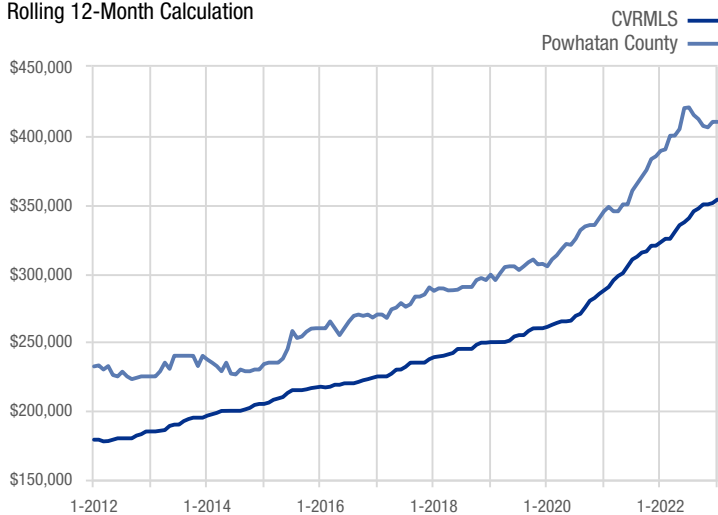
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	33	42	+ 27.3%	33	42	+ 27.3%
Pending Sales	27	28	+ 3.7%	27	28	+ 3.7%
Closed Sales	26	22	- 15.4%	26	22	- 15.4%
Days on Market Until Sale	37	41	+ 10.8%	37	41	+ 10.8%
Median Sales Price*	\$405,500	\$413,600	+ 2.0%	\$405,500	\$413,600	+ 2.0%
Average Sales Price*	\$453,863	\$494,746	+ 9.0%	\$453,863	\$494,746	+ 9.0%
Percent of Original List Price Received*	98.7%	99.7%	+ 1.0%	98.7%	99.7%	+ 1.0%
Inventory of Homes for Sale	26	53	+ 103.8%	—	—	—
Months Supply of Inventory	0.6	1.5	+ 150.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
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.

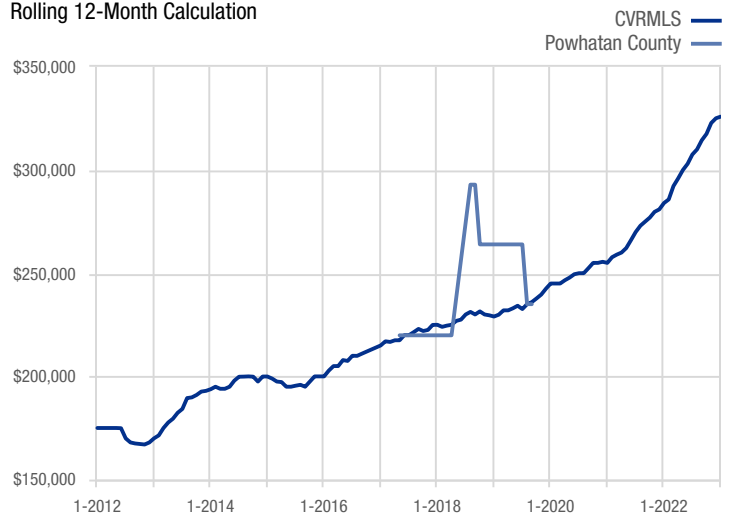
Median Sales Price - Single-Family

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.