

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



Tappahannock (unincorporated town)

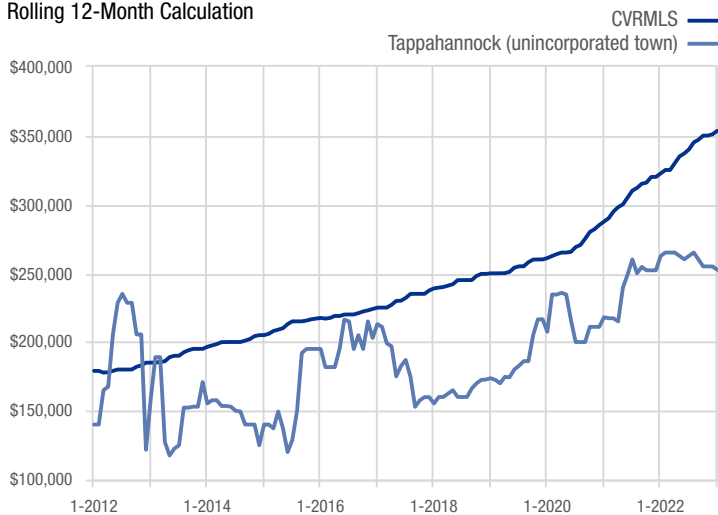
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	3	4	+ 33.3%	3	4	+ 33.3%
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	5	0	- 100.0%	5	0	- 100.0%
Days on Market Until Sale	41	—	—	41	—	—
Median Sales Price*	\$330,000	—	—	\$330,000	—	—
Average Sales Price*	\$474,200	—	—	\$474,200	—	—
Percent of Original List Price Received*	92.9%	—	—	92.9%	—	—
Inventory of Homes for Sale	6	15	+ 150.0%	—	—	—
Months Supply of Inventory	1.4	3.2	+ 128.6%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
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	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.

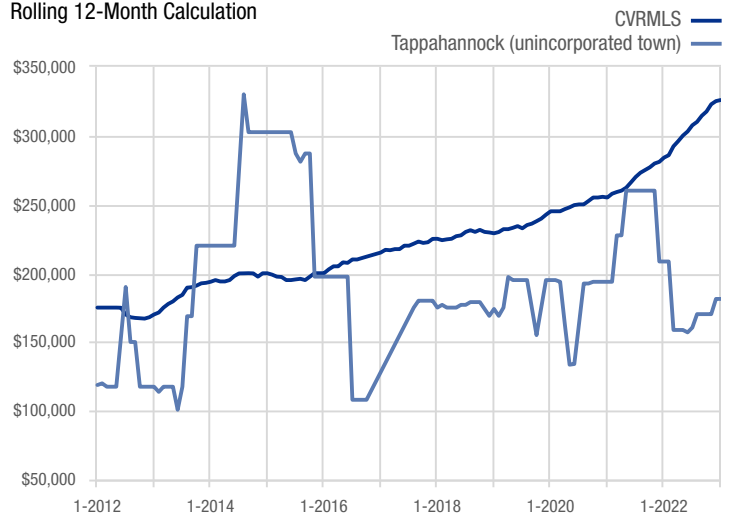
Median Sales Price - Single-Family

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.