

# Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



## West Point (unincorporated town)

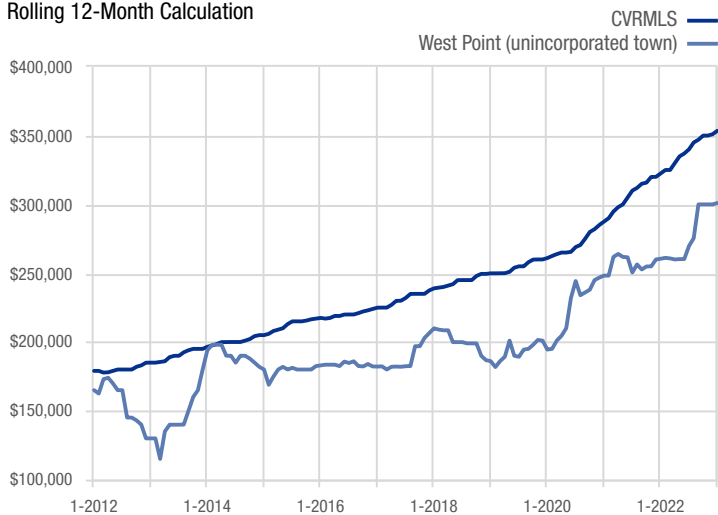
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	2	3	+ 50.0%	2	3	+ 50.0%
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	5	2	- 60.0%	5	2	- 60.0%
Days on Market Until Sale	27	3	- 88.9%	27	3	- 88.9%
Median Sales Price*	\$255,000	<b>\$215,000</b>	- 15.7%	\$255,000	<b>\$215,000</b>	- 15.7%
Average Sales Price*	\$245,480	<b>\$215,000</b>	- 12.4%	\$245,480	<b>\$215,000</b>	- 12.4%
Percent of Original List Price Received*	99.8%	<b>94.6%</b>	- 5.2%	99.8%	<b>94.6%</b>	- 5.2%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	0.5	2.0	+ 300.0%	—	—	—

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

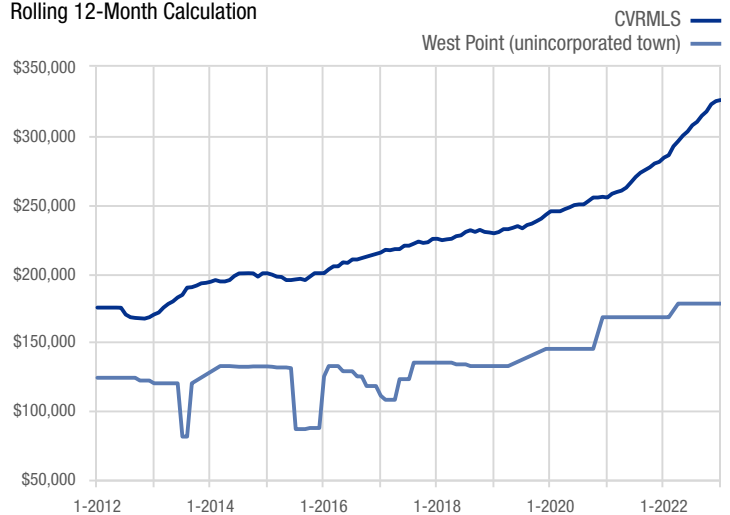
### Median Sales Price - Single-Family

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.