

Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

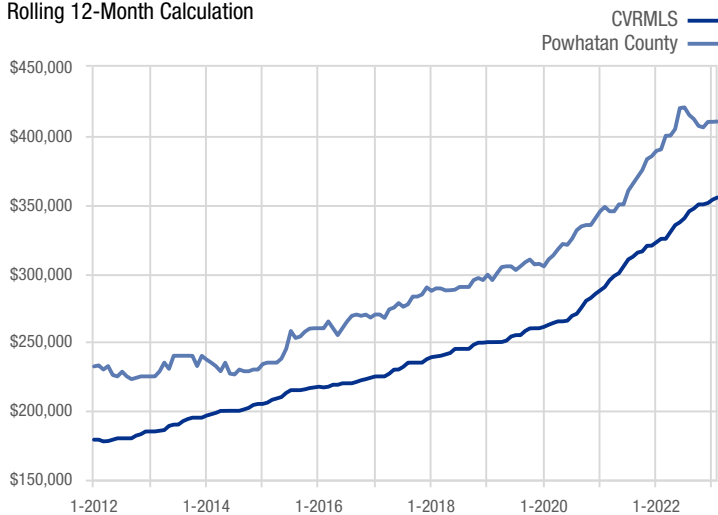
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	38	12	- 68.4%	71	54	- 23.9%
Pending Sales	30	31	+ 3.3%	57	59	+ 3.5%
Closed Sales	27	37	+ 37.0%	53	59	+ 11.3%
Days on Market Until Sale	16	34	+ 112.5%	26	37	+ 42.3%
Median Sales Price*	\$410,000	\$475,000	+ 15.9%	\$407,000	\$450,000	+ 10.6%
Average Sales Price*	\$450,317	\$542,192	+ 20.4%	\$452,057	\$524,500	+ 16.0%
Percent of Original List Price Received*	105.3%	104.5%	- 0.8%	102.0%	102.7%	+ 0.7%
Inventory of Homes for Sale	30	28	- 6.7%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% 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.

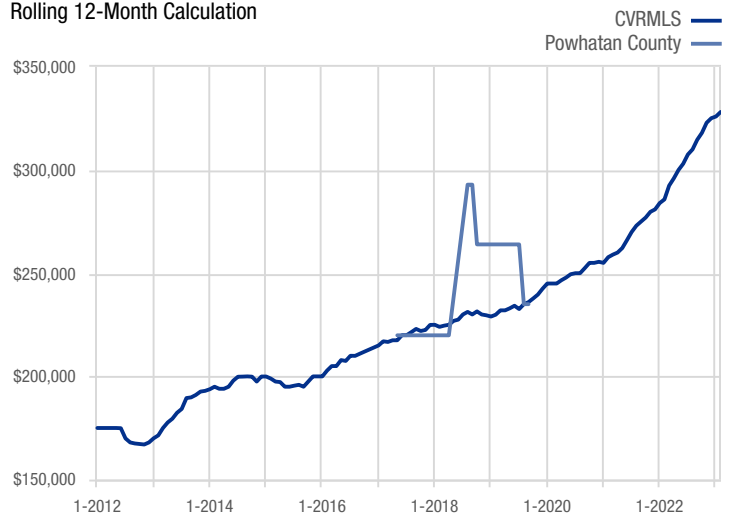
Median Sales Price - Single-Family

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.