

Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



Tappahannock (unincorporated town)

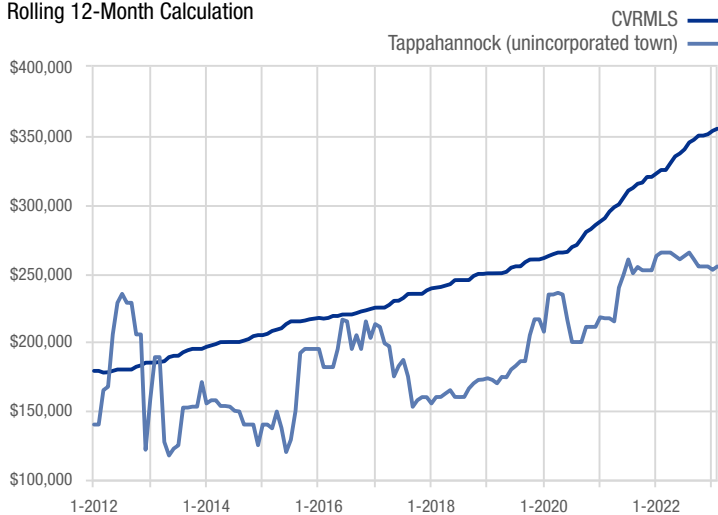
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	6	5	- 16.7%	9	9	0.0%
Pending Sales	5	3	- 40.0%	10	9	- 10.0%
Closed Sales	3	5	+ 66.7%	8	5	- 37.5%
Days on Market Until Sale	219	69	- 68.5%	108	69	- 36.1%
Median Sales Price*	\$225,000	\$287,850	+ 27.9%	\$289,825	\$287,850	- 0.7%
Average Sales Price*	\$223,050	\$300,960	+ 34.9%	\$380,019	\$300,960	- 20.8%
Percent of Original List Price Received*	92.3%	99.5%	+ 7.8%	92.7%	99.5%	+ 7.3%
Inventory of Homes for Sale	7	14	+ 100.0%	—	—	—
Months Supply of Inventory	1.6	3.1	+ 93.8%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	1	—	1	1	0.0%
Pending Sales	0	1	—	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.

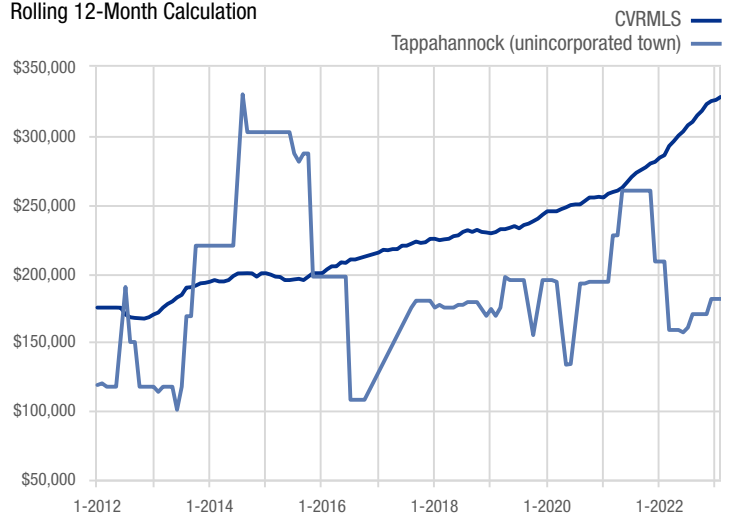
Median Sales Price - Single-Family

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.