

# Local Market Update – March 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Powhatan County

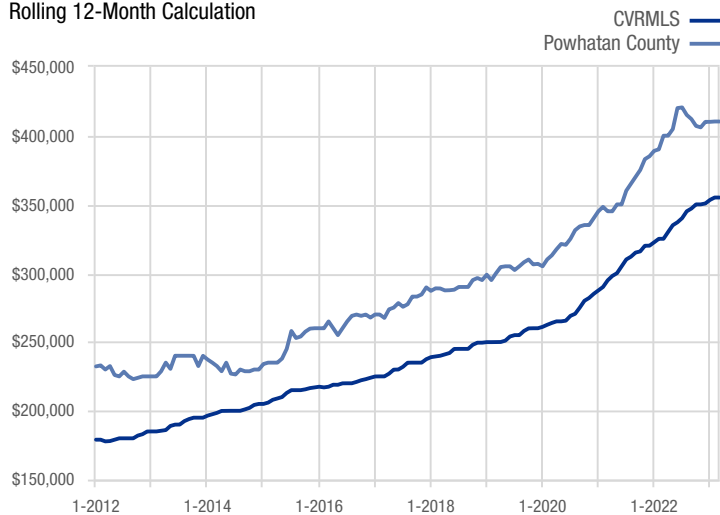
Single Family	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	61	33	- 45.9%	132	87	- 34.1%
Pending Sales	49	16	- 67.3%	106	74	- 30.2%
Closed Sales	36	29	- 19.4%	89	88	- 1.1%
Days on Market Until Sale	17	50	+ 194.1%	22	41	+ 86.4%
Median Sales Price*	\$480,000	<b>\$445,000</b>	- 7.3%	\$427,500	<b>\$447,250</b>	+ 4.6%
Average Sales Price*	\$507,684	<b>\$473,130</b>	- 6.8%	\$474,181	<b>\$507,572</b>	+ 7.0%
Percent of Original List Price Received*	105.0%	<b>97.9%</b>	- 6.8%	103.2%	<b>101.1%</b>	- 2.0%
Inventory of Homes for Sale	39	44	+ 12.8%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	1	—	0	1	—
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.

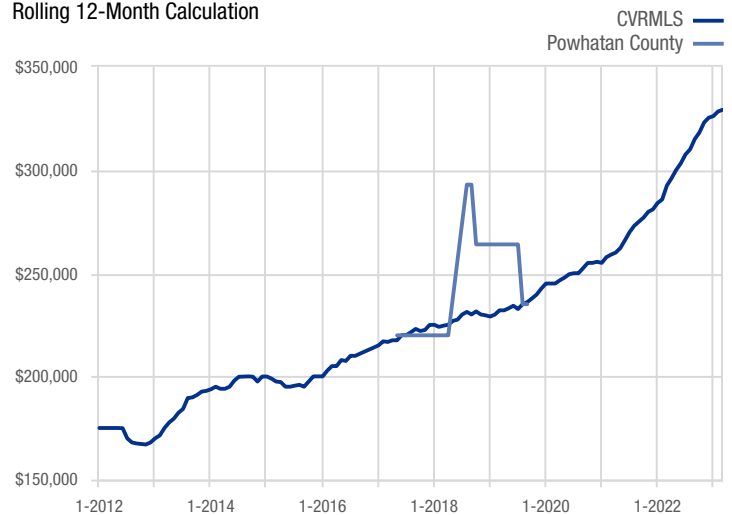
### Median Sales Price - Single-Family

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.