

# Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Blackstone (unincorporated town)

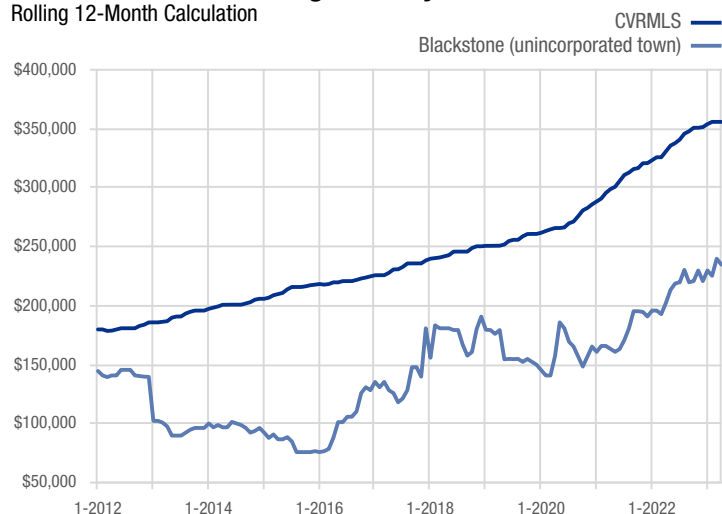
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	2	3	+ 50.0%	20	23	+ 15.0%
Pending Sales	3	7	+ 133.3%	13	20	+ 53.8%
Closed Sales	4	5	+ 25.0%	13	18	+ 38.5%
Days on Market Until Sale	23	55	+ 139.1%	20	44	+ 120.0%
Median Sales Price*	\$297,500	<b>\$330,000</b>	+ 10.9%	\$255,000	<b>\$299,500</b>	+ 17.5%
Average Sales Price*	\$283,875	<b>\$325,180</b>	+ 14.6%	\$233,400	<b>\$281,019</b>	+ 20.4%
Percent of Original List Price Received*	96.8%	<b>106.0%</b>	+ 9.5%	99.7%	<b>97.6%</b>	- 2.1%
Inventory of Homes for Sale	11	17	+ 54.5%	—	—	—
Months Supply of Inventory	3.2	3.7	+ 15.6%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% 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	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.

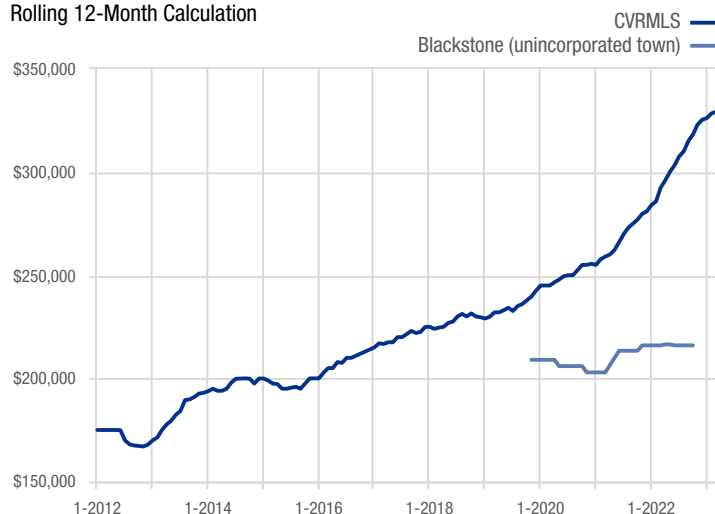
### Median Sales Price - Single-Family

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.