

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

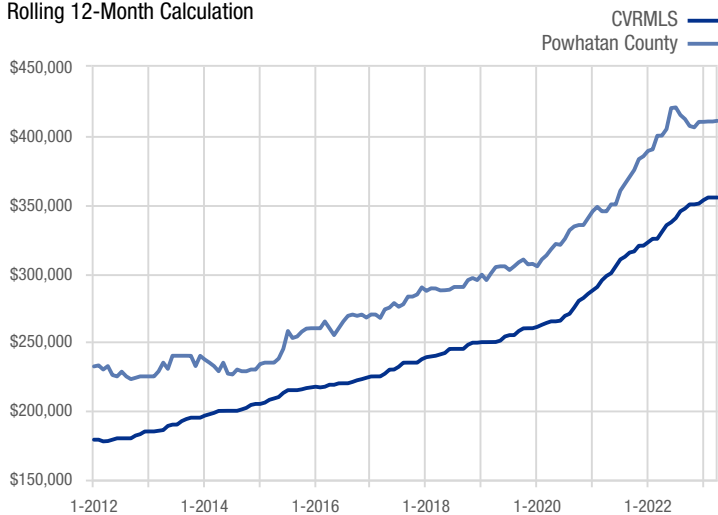
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	60	35	- 41.7%	192	122	- 36.5%
Pending Sales	43	31	- 27.9%	149	105	- 29.5%
Closed Sales	39	18	- 53.8%	128	106	- 17.2%
Days on Market Until Sale	11	29	+ 163.6%	19	39	+ 105.3%
Median Sales Price*	\$390,000	\$369,900	- 5.2%	\$420,000	\$440,000	+ 4.8%
Average Sales Price*	\$456,330	\$497,049	+ 8.9%	\$468,699	\$505,868	+ 7.9%
Percent of Original List Price Received*	108.8%	100.2%	- 7.9%	104.9%	101.0%	- 3.7%
Inventory of Homes for Sale	54	44	- 18.5%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

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	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	118	—	—	118	—
Median Sales Price*	—	\$295,000	—	—	\$295,000	—
Average Sales Price*	—	\$295,000	—	—	\$295,000	—
Percent of Original List Price Received*	—	84.3%	—	—	84.3%	—
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.

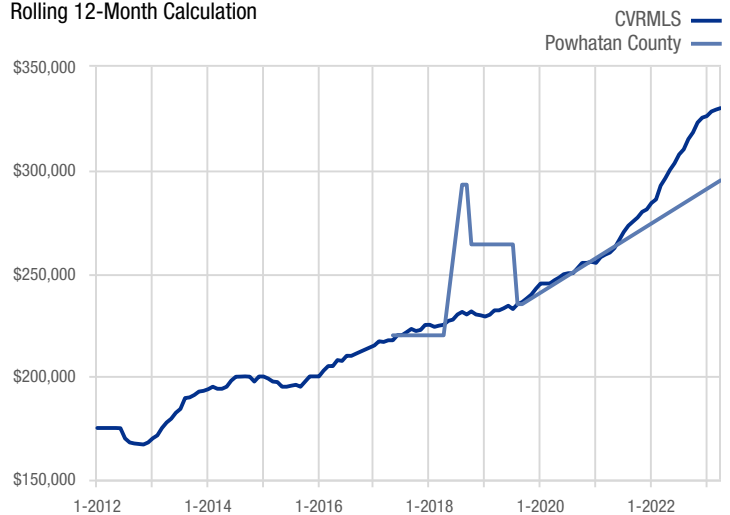
Median Sales Price - Single-Family

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.