

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



Tappahannock (unincorporated town)

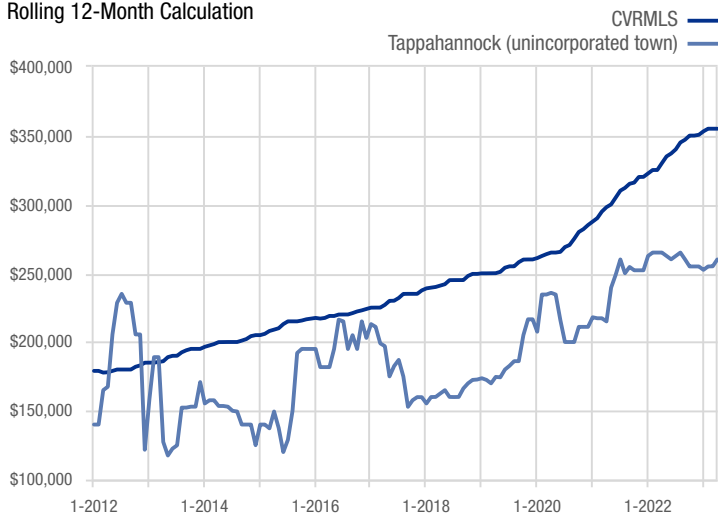
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	7	5	- 28.6%	26	22	- 15.4%
Pending Sales	6	4	- 33.3%	22	19	- 13.6%
Closed Sales	10	5	- 50.0%	23	14	- 39.1%
Days on Market Until Sale	109	14	- 87.2%	89	50	- 43.8%
Median Sales Price*	\$289,475	\$305,000	+ 5.4%	\$285,000	\$310,000	+ 8.8%
Average Sales Price*	\$270,234	\$297,999	+ 10.3%	\$305,557	\$319,339	+ 4.5%
Percent of Original List Price Received*	95.4%	98.4%	+ 3.1%	95.5%	97.0%	+ 1.6%
Inventory of Homes for Sale	11	16	+ 45.5%	—	—	—
Months Supply of Inventory	2.4	3.7	+ 54.2%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	1	—	1	3	+ 200.0%
Pending Sales	0	1	—	1	3	+ 200.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	4	3	- 25.0%
Median Sales Price*	—	—	—	\$160,500	\$330,000	+ 105.6%
Average Sales Price*	—	—	—	\$160,500	\$330,000	+ 105.6%
Percent of Original List Price Received*	—	—	—	94.5%	101.5%	+ 7.4%
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.

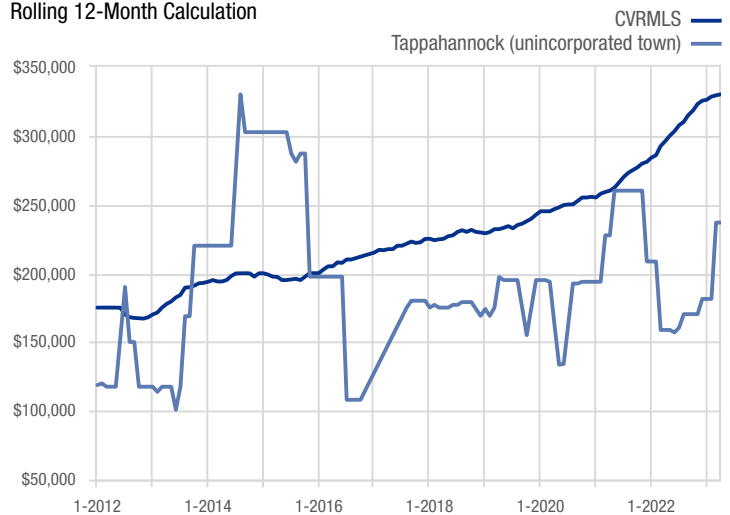
Median Sales Price - Single-Family

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.