

Local Market Update – May 2023

A Research Tool Provided by Central Virginia Regional MLS.



Blackstone (unincorporated town)

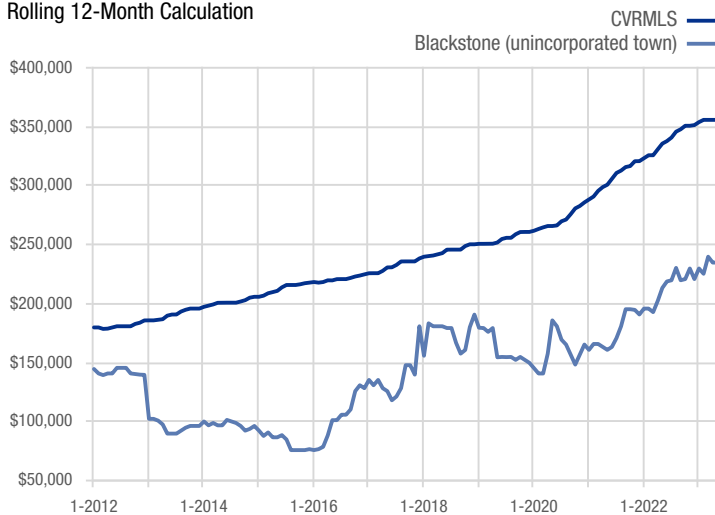
Single Family	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	6	4	- 33.3%	26	27	+ 3.8%
Pending Sales	9	8	- 11.1%	22	26	+ 18.2%
Closed Sales	5	3	- 40.0%	18	21	+ 16.7%
Days on Market Until Sale	109	72	- 33.9%	45	48	+ 6.7%
Median Sales Price*	\$218,000	\$220,000	+ 0.9%	\$236,500	\$275,000	+ 16.3%
Average Sales Price*	\$203,880	\$225,000	+ 10.4%	\$225,200	\$273,016	+ 21.2%
Percent of Original List Price Received*	89.7%	93.1%	+ 3.8%	96.9%	96.9%	0.0%
Inventory of Homes for Sale	8	13	+ 62.5%	—	—	—
Months Supply of Inventory	2.1	3.0	+ 42.9%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% 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.

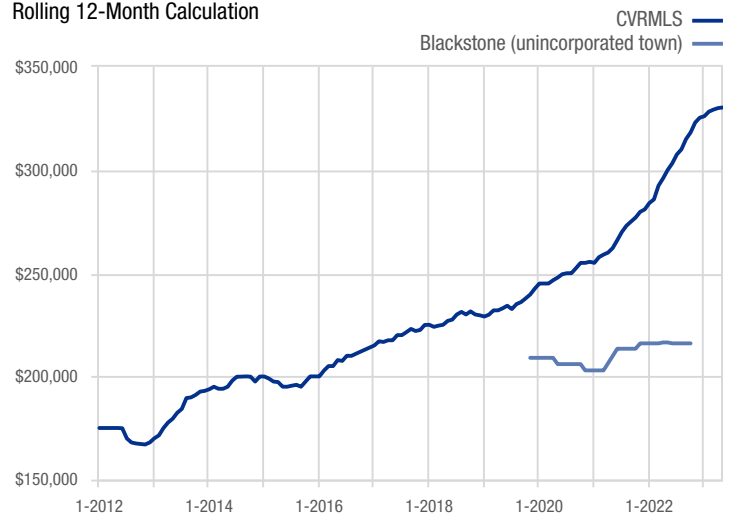
Median Sales Price - Single-Family

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.