

# Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Powhatan County

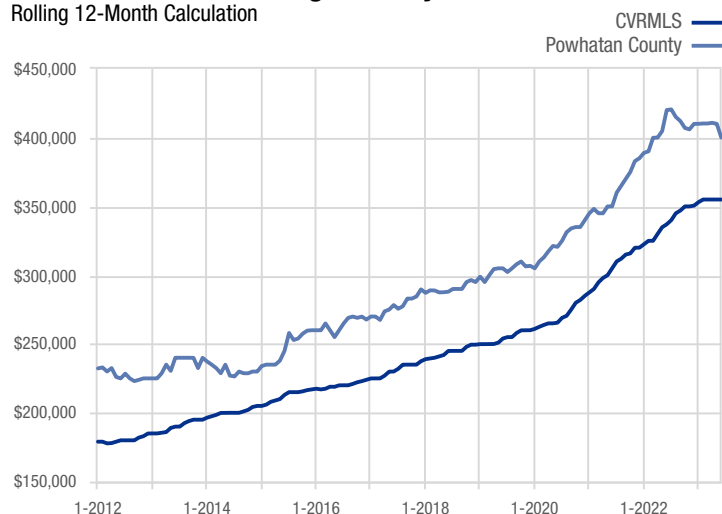
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	57	49	- 14.0%	327	218	- 33.3%
Pending Sales	38	32	- 15.8%	246	174	- 29.3%
Closed Sales	54	31	- 42.6%	231	171	- 26.0%
Days on Market Until Sale	16	20	+ 25.0%	18	34	+ 88.9%
Median Sales Price*	\$467,500	<b>\$465,000</b>	- 0.5%	\$430,000	<b>\$438,750</b>	+ 2.0%
Average Sales Price*	\$495,796	<b>\$498,234</b>	+ 0.5%	\$481,472	<b>\$493,303</b>	+ 2.5%
Percent of Original List Price Received*	103.4%	<b>99.1%</b>	- 4.2%	105.0%	<b>100.8%</b>	- 4.0%
Inventory of Homes for Sale	68	57	- 16.2%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	118	—
Median Sales Price*	—	—	—	—	<b>\$295,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$295,000</b>	—
Percent of Original List Price Received*	—	—	—	—	<b>84.3%</b>	—
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.

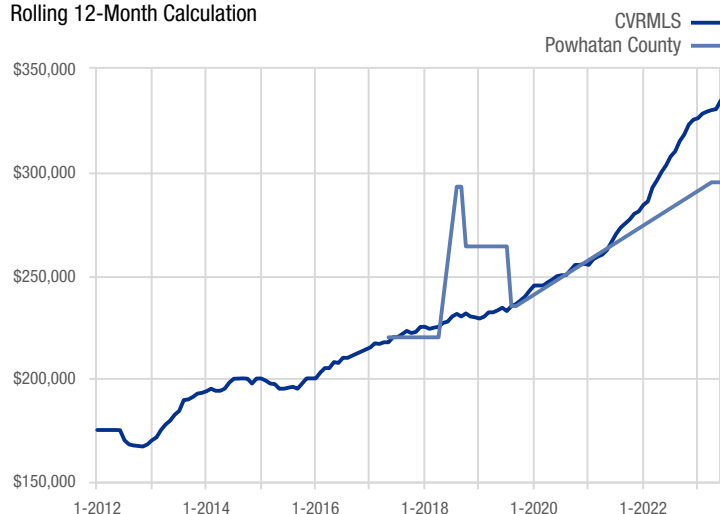
### Median Sales Price - Single-Family

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.