

# Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Louisa County

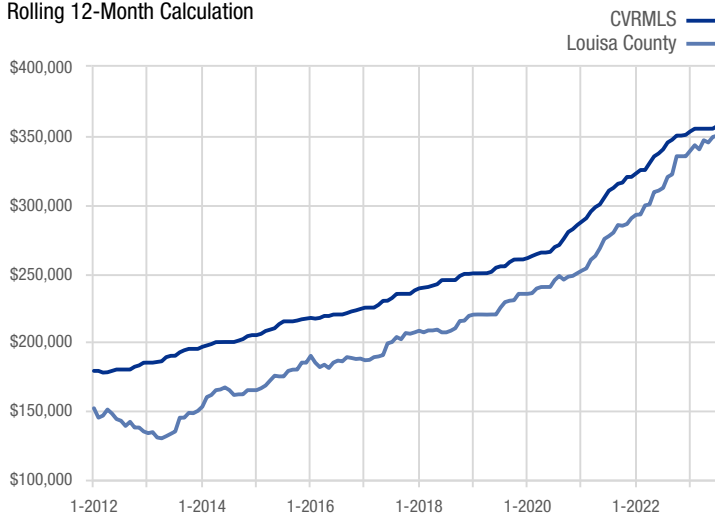
Single Family	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	34	31	- 8.8%	251	228	- 9.2%
Pending Sales	19	24	+ 26.3%	201	184	- 8.5%
Closed Sales	31	23	- 25.8%	196	160	- 18.4%
Days on Market Until Sale	19	41	+ 115.8%	20	41	+ 105.0%
Median Sales Price*	\$321,800	\$365,000	+ 13.4%	\$340,000	\$359,950	+ 5.9%
Average Sales Price*	\$316,811	\$440,396	+ 39.0%	\$384,478	\$422,762	+ 10.0%
Percent of Original List Price Received*	98.8%	98.7%	- 0.1%	100.7%	98.5%	- 2.2%
Inventory of Homes for Sale	62	73	+ 17.7%	—	—	—
Months Supply of Inventory	2.3	3.1	+ 34.8%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	12	21	+ 75.0%
Median Sales Price*	—	—	—	\$540,000	\$425,490	- 21.2%
Average Sales Price*	—	—	—	\$540,000	\$425,490	- 21.2%
Percent of Original List Price Received*	—	—	—	102.9%	97.9%	- 4.9%
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.

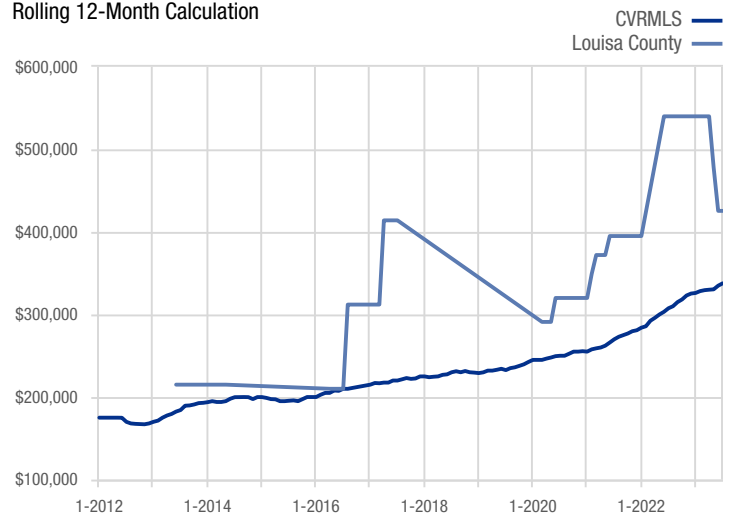
### Median Sales Price - Single-Family

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.