

Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

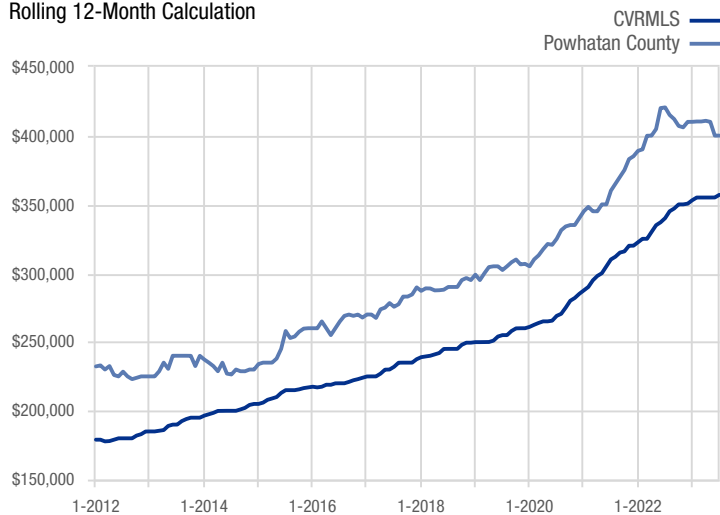
Single Family	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	45	36	- 20.0%	372	254	- 31.7%
Pending Sales	36	32	- 11.1%	282	207	- 26.6%
Closed Sales	44	41	- 6.8%	275	213	- 22.5%
Days on Market Until Sale	18	21	+ 16.7%	18	31	+ 72.2%
Median Sales Price*	\$442,250	\$439,988	- 0.5%	\$434,000	\$438,750	+ 1.1%
Average Sales Price*	\$463,579	\$483,425	+ 4.3%	\$478,588	\$491,422	+ 2.7%
Percent of Original List Price Received*	101.8%	100.2%	- 1.6%	104.5%	100.7%	- 3.6%
Inventory of Homes for Sale	64	55	- 14.1%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% 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*	—	—	—	—	\$295,000	—
Average Sales Price*	—	—	—	—	\$295,000	—
Percent of Original List Price Received*	—	—	—	—	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.

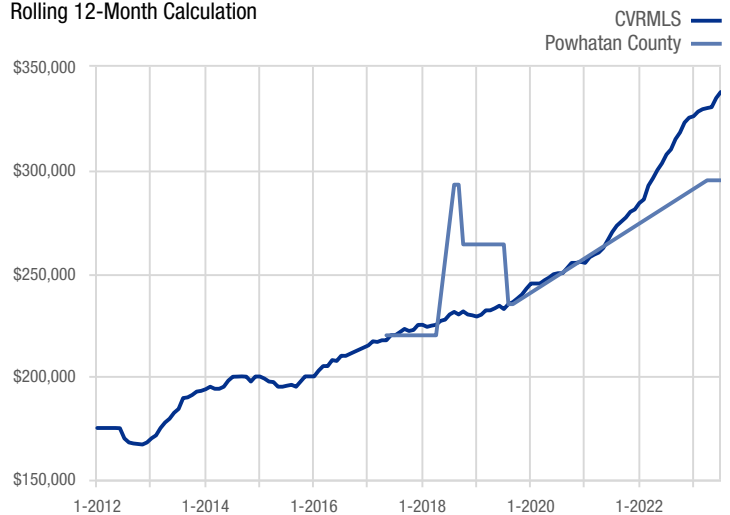
Median Sales Price - Single-Family

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.