

Local Market Update – August 2023

A Research Tool Provided by Central Virginia Regional MLS.



Amelia County

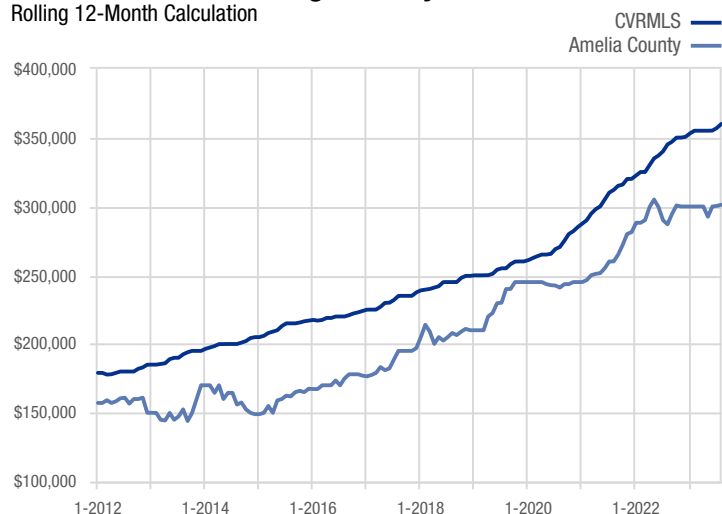
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	19	5	- 73.7%	142	103	- 27.5%
Pending Sales	21	9	- 57.1%	124	95	- 23.4%
Closed Sales	22	16	- 27.3%	121	92	- 24.0%
Days on Market Until Sale	18	22	+ 22.2%	23	32	+ 39.1%
Median Sales Price*	\$275,000	\$309,950	+ 12.7%	\$279,500	\$300,000	+ 7.3%
Average Sales Price*	\$301,541	\$317,960	+ 5.4%	\$305,459	\$322,562	+ 5.6%
Percent of Original List Price Received*	98.8%	101.5%	+ 2.7%	100.3%	99.1%	- 1.2%
Inventory of Homes for Sale	22	9	- 59.1%	—	—	—
Months Supply of Inventory	1.5	0.8	- 46.7%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% 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.

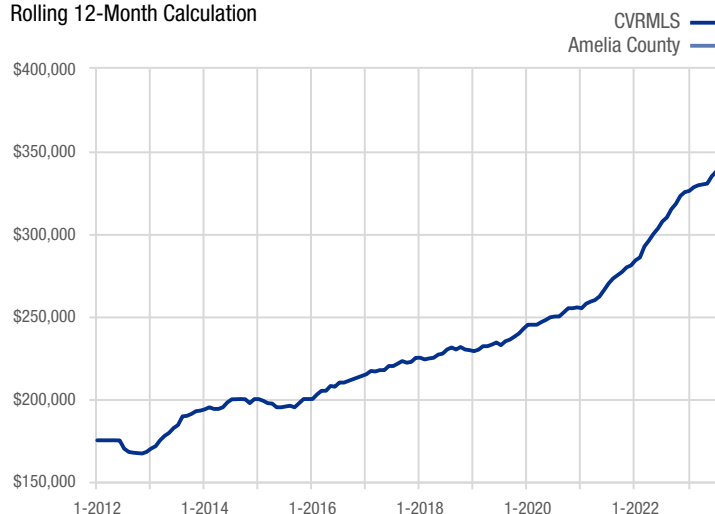
Median Sales Price - Single-Family

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.