

Local Market Update – August 2023

A Research Tool Provided by Central Virginia Regional MLS.



Louisa County

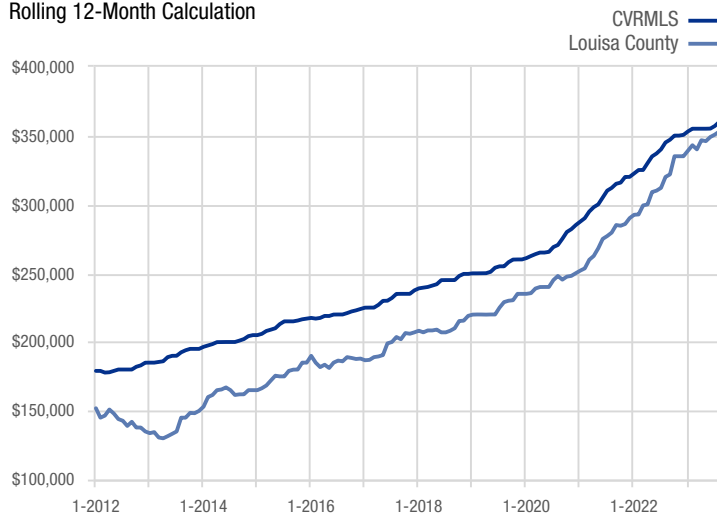
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	29	55	+ 89.7%	280	284	+ 1.4%
Pending Sales	25	32	+ 28.0%	226	215	- 4.9%
Closed Sales	23	29	+ 26.1%	219	190	- 13.2%
Days on Market Until Sale	23	42	+ 82.6%	20	41	+ 105.0%
Median Sales Price*	\$360,000	\$383,760	+ 6.6%	\$341,500	\$360,000	+ 5.4%
Average Sales Price*	\$389,958	\$443,291	+ 13.7%	\$385,078	\$425,984	+ 10.6%
Percent of Original List Price Received*	98.5%	98.7%	+ 0.2%	100.5%	98.6%	- 1.9%
Inventory of Homes for Sale	60	91	+ 51.7%	—	—	—
Months Supply of Inventory	2.2	3.7	+ 68.2%	—	—	—

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

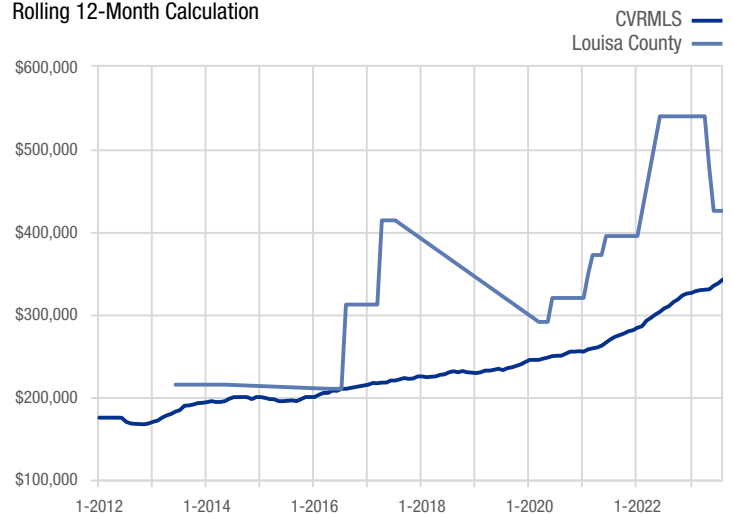
Median Sales Price - Single-Family

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.