

Local Market Update – August 2023

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

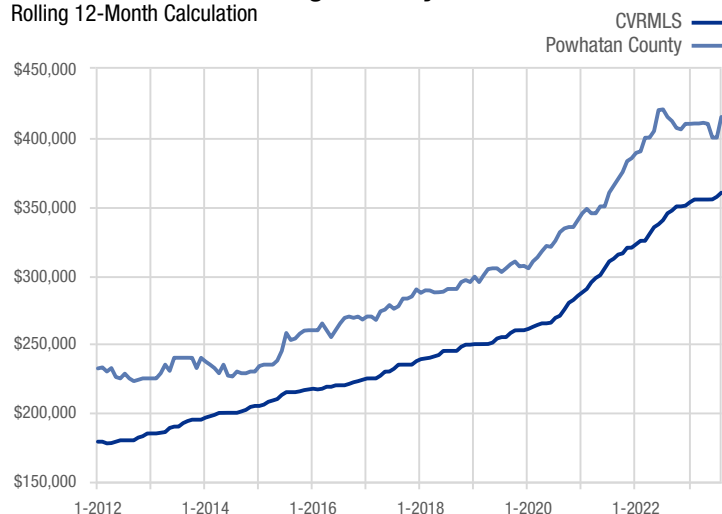
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	46	42	- 8.7%	418	298	- 28.7%
Pending Sales	36	30	- 16.7%	318	235	- 26.1%
Closed Sales	44	33	- 25.0%	319	246	- 22.9%
Days on Market Until Sale	19	26	+ 36.8%	18	31	+ 72.2%
Median Sales Price*	\$387,500	\$483,825	+ 24.9%	\$420,750	\$449,500	+ 6.8%
Average Sales Price*	\$424,252	\$587,695	+ 38.5%	\$471,194	\$504,496	+ 7.1%
Percent of Original List Price Received*	100.3%	98.1%	- 2.2%	103.9%	100.3%	- 3.5%
Inventory of Homes for Sale	64	59	- 7.8%	—	—	—
Months Supply of Inventory	1.6	2.0	+ 25.0%	—	—	—

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	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.

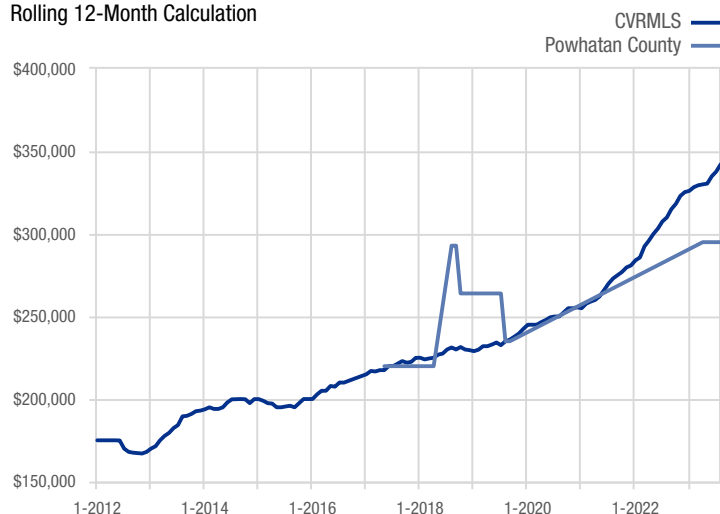
Median Sales Price - Single-Family

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.