

Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

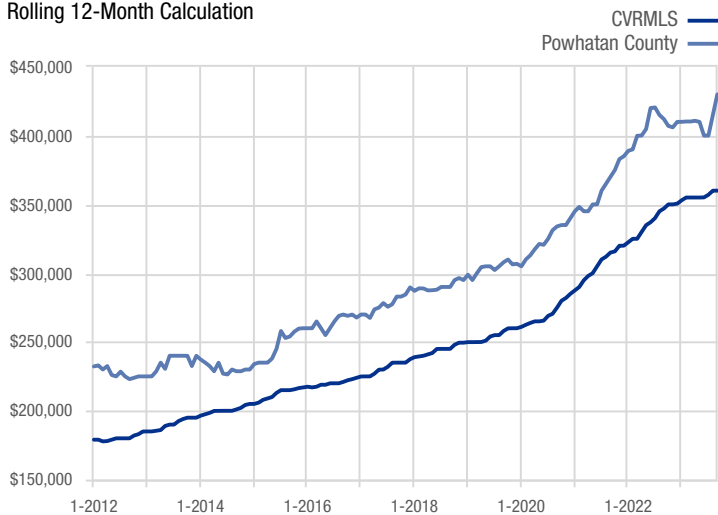
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	50	29	- 42.0%	468	325	- 30.6%
Pending Sales	39	25	- 35.9%	357	258	- 27.7%
Closed Sales	35	29	- 17.1%	354	276	- 22.0%
Days on Market Until Sale	19	21	+ 10.5%	18	30	+ 66.7%
Median Sales Price*	\$327,500	\$430,000	+ 31.3%	\$415,000	\$445,000	+ 7.2%
Average Sales Price*	\$359,112	\$440,521	+ 22.7%	\$460,306	\$498,185	+ 8.2%
Percent of Original List Price Received*	97.6%	98.2%	+ 0.6%	103.3%	100.1%	- 3.1%
Inventory of Homes for Sale	67	40	- 40.3%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% 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.

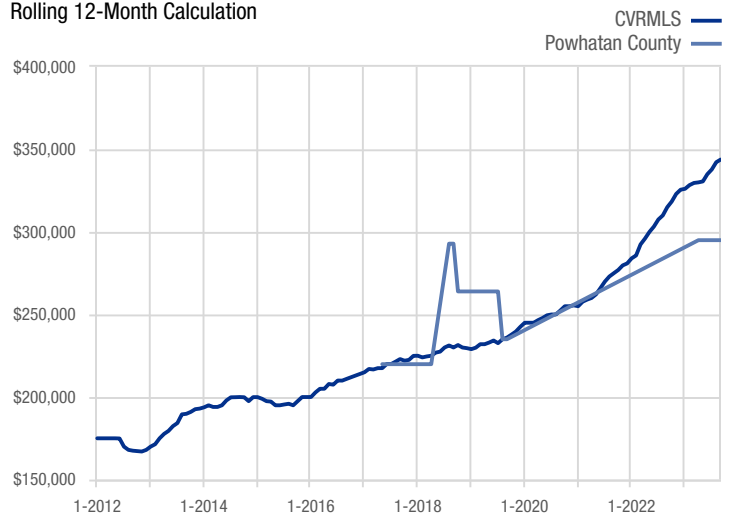
Median Sales Price - Single-Family

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.