

Local Market Update – October 2023

A Research Tool Provided by Central Virginia Regional MLS.



Blackstone (unincorporated town)

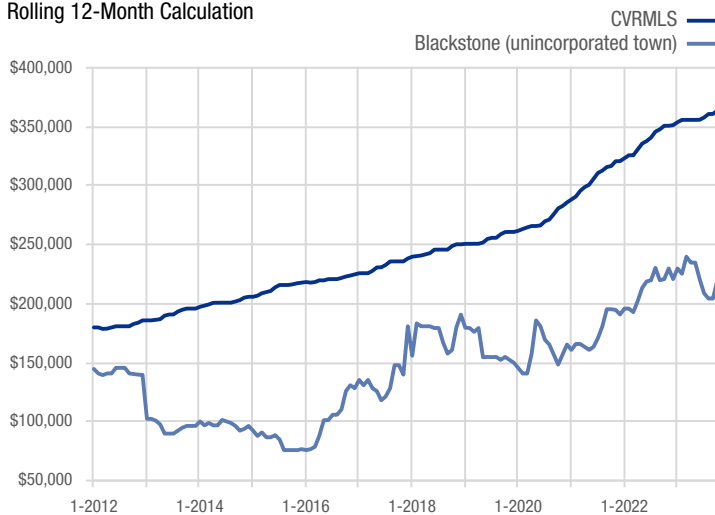
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	6	2	- 66.7%	60	46	- 23.3%
Pending Sales	5	0	- 100.0%	39	45	+ 15.4%
Closed Sales	8	5	- 37.5%	41	47	+ 14.6%
Days on Market Until Sale	131	101	- 22.9%	62	64	+ 3.2%
Median Sales Price*	\$305,675	\$280,000	- 8.4%	\$239,000	\$220,000	- 7.9%
Average Sales Price*	\$283,144	\$287,000	+ 1.4%	\$234,060	\$257,849	+ 10.2%
Percent of Original List Price Received*	88.9%	98.6%	+ 10.9%	95.4%	96.5%	+ 1.2%
Inventory of Homes for Sale	19	8	- 57.9%	—	—	—
Months Supply of Inventory	5.1	1.7	- 66.7%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% 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.

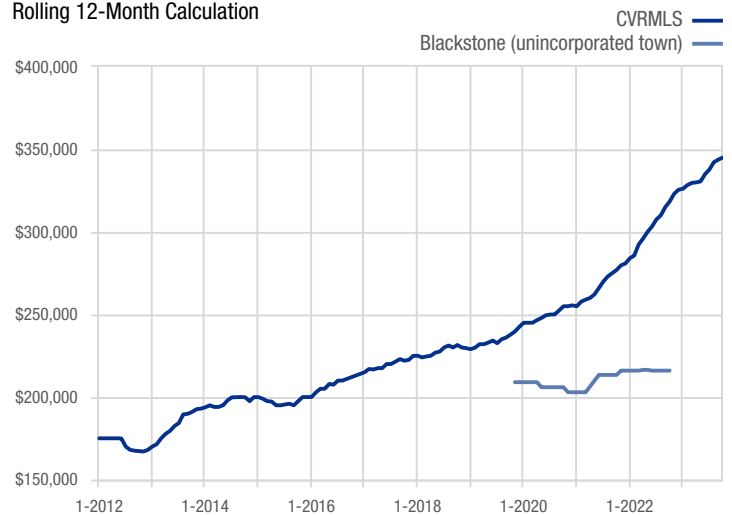
Median Sales Price - Single-Family

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.