

Local Market Update – October 2023

A Research Tool Provided by Central Virginia Regional MLS.



Hampton City

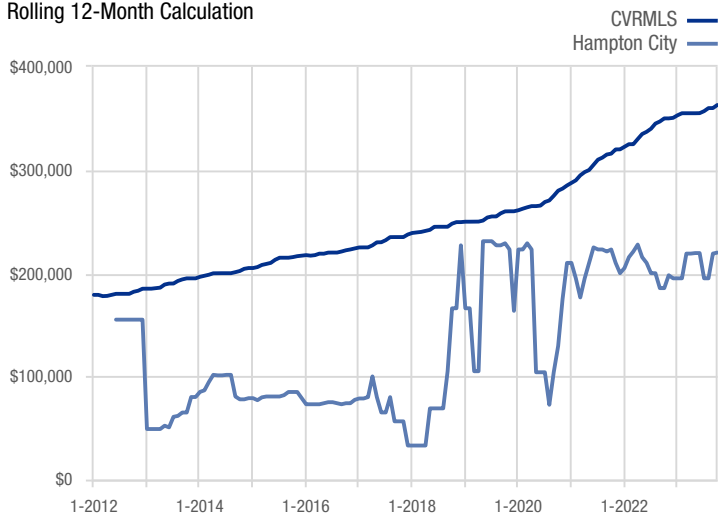
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	5	2	- 60.0%	15	18	+ 20.0%
Pending Sales	0	0	0.0%	8	15	+ 87.5%
Closed Sales	0	2	—	8	15	+ 87.5%
Days on Market Until Sale	—	25	—	15	28	+ 86.7%
Median Sales Price*	—	\$255,000	—	\$198,022	\$241,500	+ 22.0%
Average Sales Price*	—	\$255,000	—	\$215,068	\$221,383	+ 2.9%
Percent of Original List Price Received*	—	100.0%	—	99.3%	121.3%	+ 22.2%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	3.8	1.3	- 65.8%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	0	0	0.0%	1	4	+ 300.0%
Pending Sales	0	0	0.0%	2	3	+ 50.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Days on Market Until Sale	—	5	—	18	10	- 44.4%
Median Sales Price*	—	\$146,000	—	\$262,500	\$275,000	+ 4.8%
Average Sales Price*	—	\$146,000	—	\$262,500	\$233,333	- 11.1%
Percent of Original List Price Received*	—	104.3%	—	97.0%	102.7%	+ 5.9%
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.

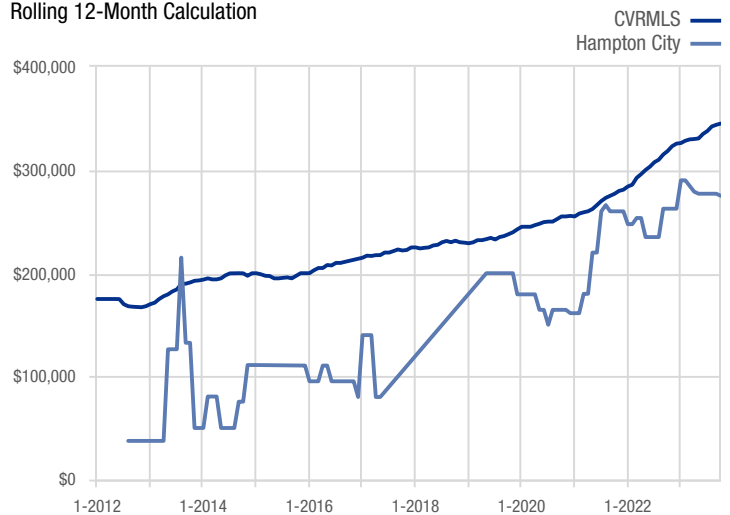
Median Sales Price - Single-Family

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.