

Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

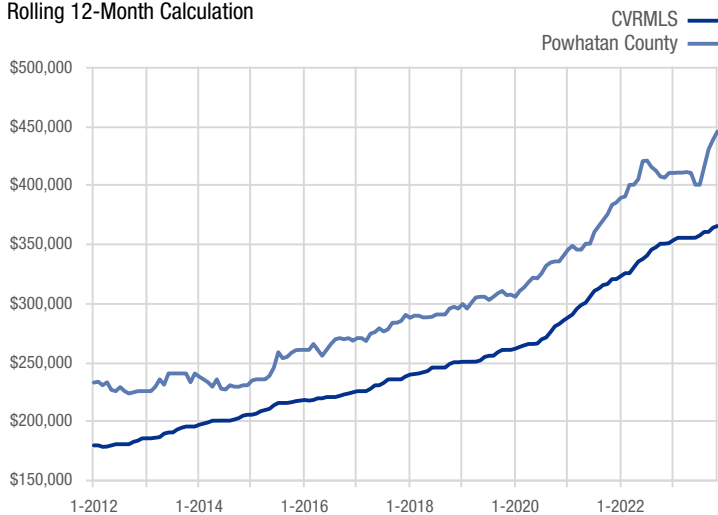
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	34	31	- 8.8%	547	393	- 28.2%
Pending Sales	24	31	+ 29.2%	409	302	- 26.2%
Closed Sales	21	11	- 47.6%	412	315	- 23.5%
Days on Market Until Sale	17	24	+ 41.2%	19	28	+ 47.4%
Median Sales Price*	\$370,000	\$440,000	+ 18.9%	\$407,250	\$445,000	+ 9.3%
Average Sales Price*	\$464,471	\$525,653	+ 13.2%	\$454,927	\$500,626	+ 10.0%
Percent of Original List Price Received*	95.0%	99.9%	+ 5.2%	102.4%	100.2%	- 2.1%
Inventory of Homes for Sale	71	51	- 28.2%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
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	1	0	- 100.0%	—	—	—
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.

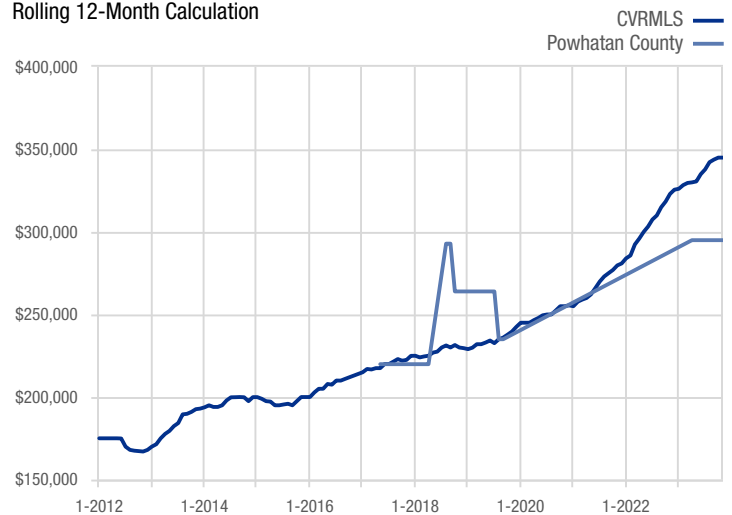
Median Sales Price - Single-Family

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.