

Local Market Update – April 2024

A Research Tool Provided by Central Virginia Regional MLS.



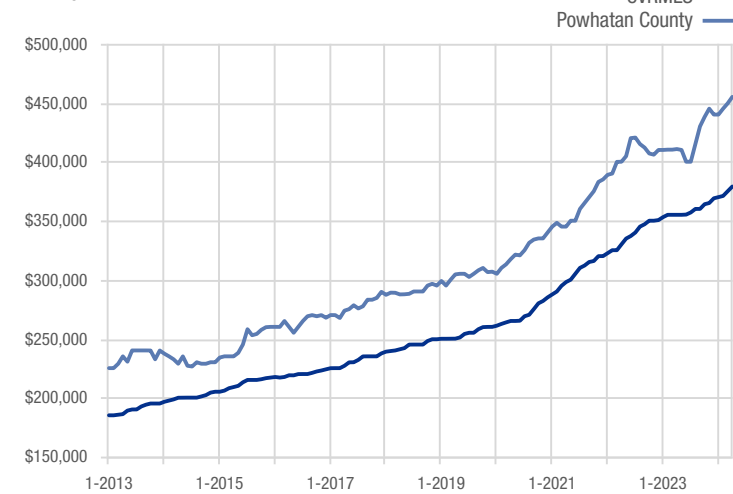
Powhatan County

Single Family	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	37	48	+ 29.7%	124	164	+ 32.3%
Pending Sales	32	33	+ 3.1%	106	128	+ 20.8%
Closed Sales	19	35	+ 84.2%	107	117	+ 9.3%
Days on Market Until Sale	29	26	- 10.3%	39	28	- 28.2%
Median Sales Price*	\$369,900	\$545,000	+ 47.3%	\$440,000	\$510,000	+ 15.9%
Average Sales Price*	\$497,049	\$593,439	+ 19.4%	\$505,868	\$535,550	+ 5.9%
Percent of Original List Price Received*	100.2%	100.9%	+ 0.7%	101.0%	99.5%	- 1.5%
Inventory of Homes for Sale	46	47	+ 2.2%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

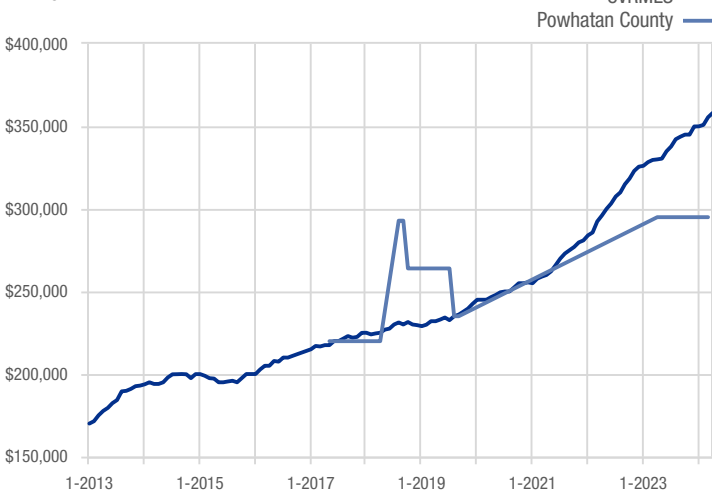
Condo/Town	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	118	—	—	118	—	—
Median Sales Price*	\$295,000	—	—	\$295,000	—	—
Average Sales Price*	\$295,000	—	—	\$295,000	—	—
Percent of Original List Price Received*	84.3%	—	—	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



Median Sales Price - Condo/Town



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.