

Local Market Update – July 2024

A Research Tool Provided by Central Virginia Regional MLS.



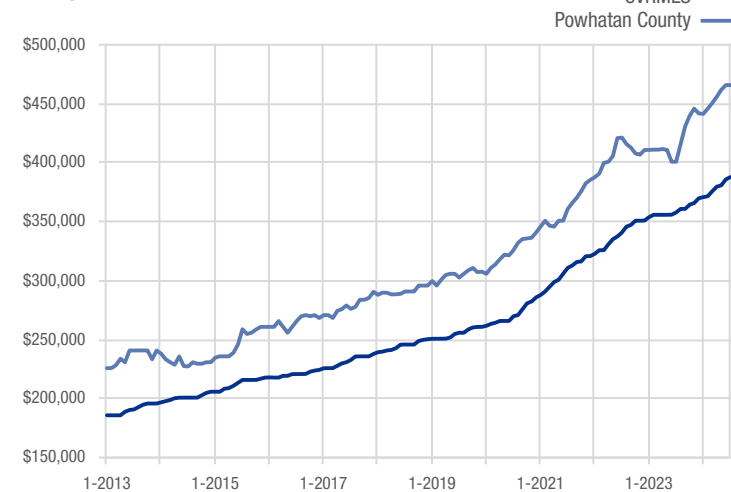
Powhatan County

Single Family	July			Year to Date		
Key Metrics	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	38	51	+ 34.2%	256	313	+ 22.3%
Pending Sales	32	28	- 12.5%	202	233	+ 15.3%
Closed Sales	41	36	- 12.2%	211	231	+ 9.5%
Days on Market Until Sale	21	14	- 33.3%	31	21	- 32.3%
Median Sales Price*	\$450,000	\$438,500	- 2.6%	\$440,000	\$489,950	+ 11.4%
Average Sales Price*	\$502,324	\$465,653	- 7.3%	\$495,056	\$536,550	+ 8.4%
Percent of Original List Price Received*	100.2%	99.2%	- 1.0%	100.7%	99.6%	- 1.1%
Inventory of Homes for Sale	59	69	+ 16.9%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

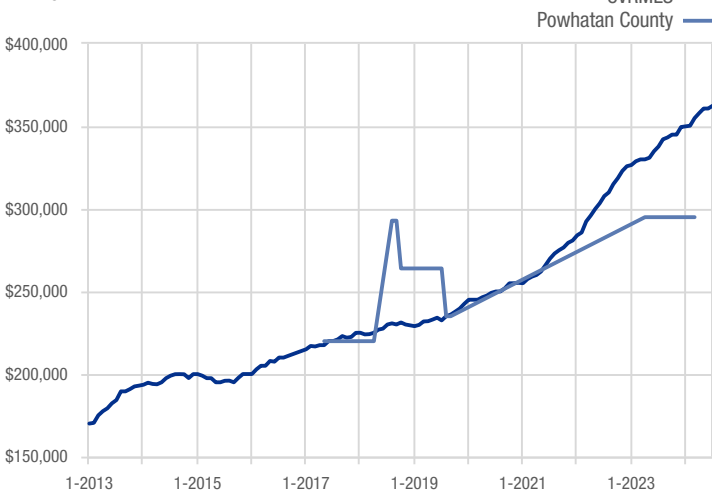
Condo/Town	July			Year to Date		
Key Metrics	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	118	—	—
Median Sales Price*	—	—	—	\$295,000	—	—
Average Sales Price*	—	—	—	\$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



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.