

Local Market Update – December 2024

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

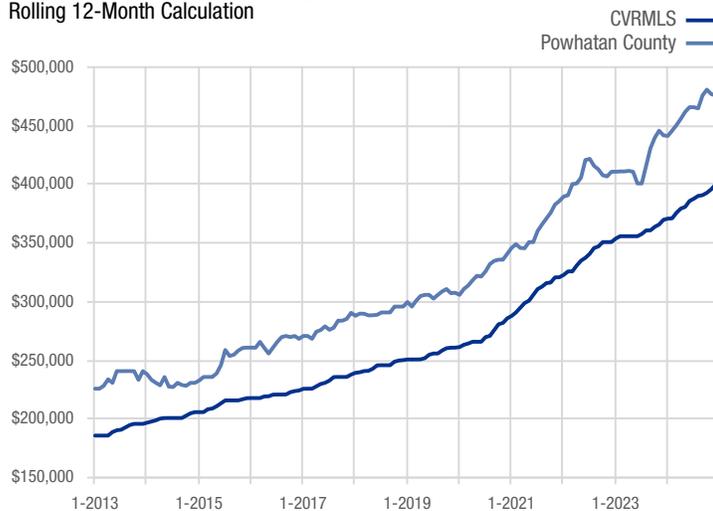
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	20	22	+ 10.0%	413	489	+ 18.4%
Pending Sales	27	22	- 18.5%	323	375	+ 16.1%
Closed Sales	33	30	- 9.1%	345	379	+ 9.9%
Days on Market Until Sale	25	28	+ 12.0%	28	24	- 14.3%
Median Sales Price*	\$399,950	\$415,000	+ 3.8%	\$441,000	\$475,000	+ 7.7%
Average Sales Price*	\$477,632	\$484,722	+ 1.5%	\$500,623	\$527,892	+ 5.4%
Percent of Original List Price Received*	98.7%	98.8%	+ 0.1%	100.1%	99.1%	- 1.0%
Inventory of Homes for Sale	40	49	+ 22.5%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

Condo/Town	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
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.

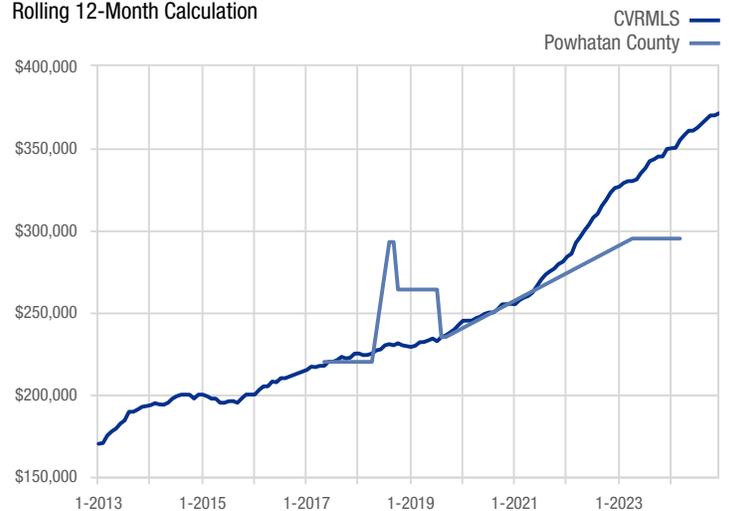
Median Sales Price - Single-Family

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.