Local Market Update – July 2025

A Research Tool Provided by Central Virginia Regional MLS.

CVRMLS

Tappahannock (unincorporated town)

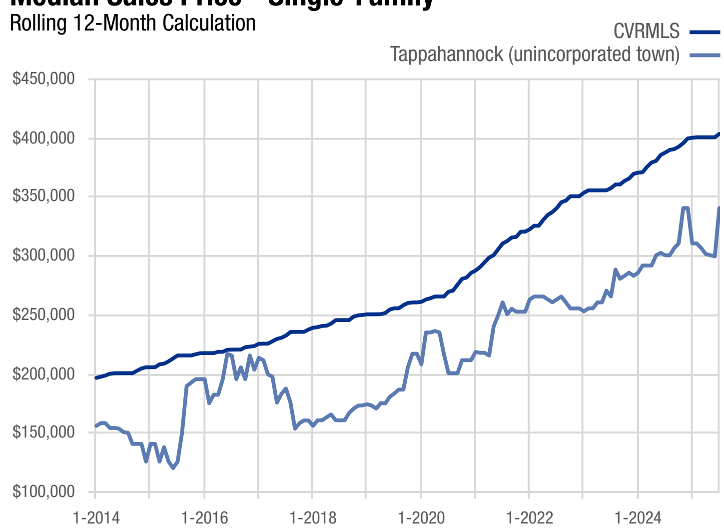
Single Family	July			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 7-2024**	**Thru 7-2025**	**% Change**
New Listings	6	**3**	- 50.0%	31	**38**	+ 22.6%
Pending Sales	3	**6**	+ 100.0%	23	**29**	+ 26.1%
Closed Sales	5	**7**	+ 40.0%	27	**28**	+ 3.7%
Days on Market Until Sale	37	**57**	+ 54.1%	81	**57**	- 29.6%
Median Sales Price*	$270,000	**$430,000**	+ 59.3%	$339,950	**$347,450**	+ 2.2%
Average Sales Price*	$310,726	**$712,726**	+ 129.4%	$490,548	**$428,315**	- 12.7%
Percent of Original List Price Received*	96.2%	**98.2%**	+ 2.1%	98.4%	**96.5%**	- 1.9%
Inventory of Homes for Sale	17	**12**	- 29.4%	—	**—**	—
Months Supply of Inventory	4.9	**3.2**	- 34.7%	—	**—**	—

Condo/Town	July			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 7-2024**	**Thru 7-2025**	**% Change**
New Listings	0	**0**	0.0%	2	**2**	0.0%
Pending Sales	0	**0**	0.0%	2	**2**	0.0%
Closed Sales	0	**0**	0.0%	1	**2**	+ 100.0%
Days on Market Until Sale	—	**—**	—	10	**27**	+ 170.0%
Median Sales Price*	—	**—**	—	$158,800	**$324,975**	+ 104.6%
Average Sales Price*	—	**—**	—	$158,800	**$324,975**	+ 104.6%
Percent of Original List Price Received*	—	**—**	—	100.0%	**100.0%**	0.0%
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.

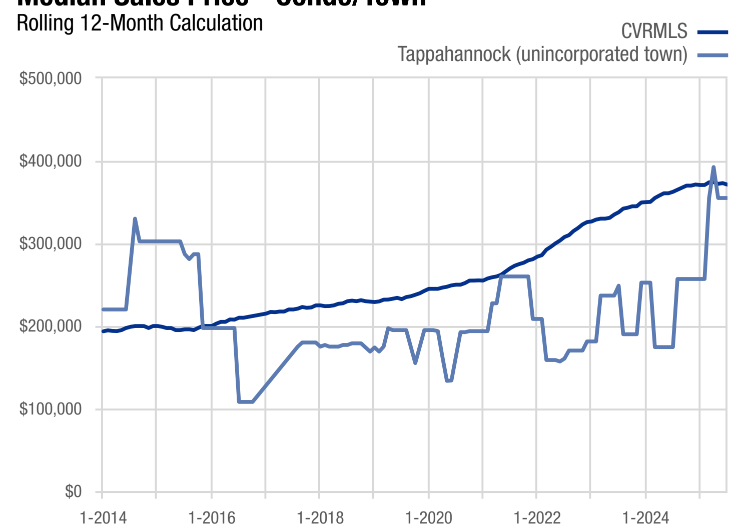
Median Sales Price - Single-Family

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.