

Local Market Update – October 2024

A Research Tool Provided by Central Virginia Regional MLS.



Poquoson

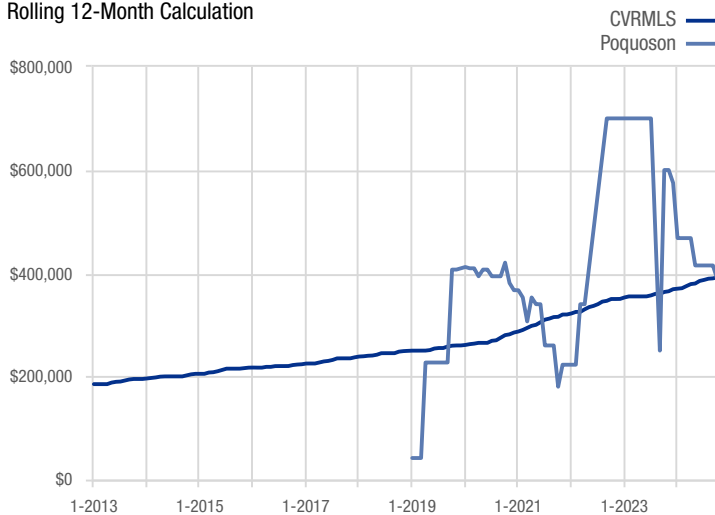
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	1	2	+ 100.0%	5	5	0.0%
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	2	3	+ 50.0%
Days on Market Until Sale	3	—	—	6	14	+ 133.3%
Median Sales Price*	\$950,000	—	—	\$600,000	\$361,000	- 39.8%
Average Sales Price*	\$950,000	—	—	\$600,000	\$350,333	- 41.6%
Percent of Original List Price Received*	100.0%	—	—	100.2%	101.1%	+ 0.9%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

Condo/Town	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
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.

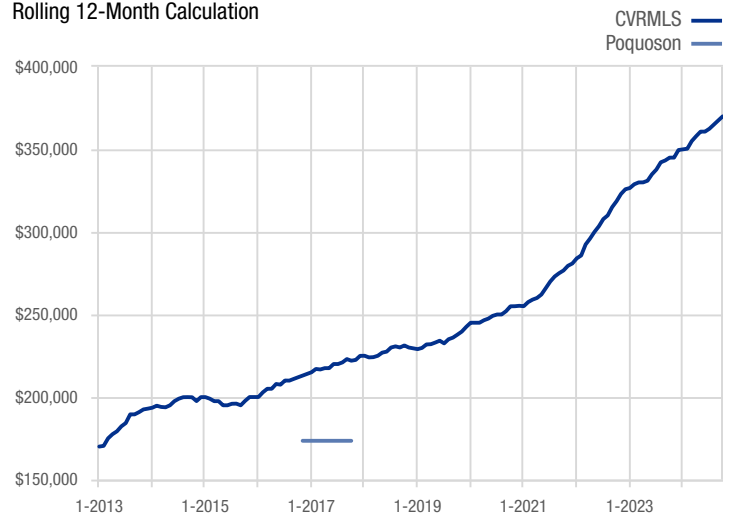
Median Sales Price - Single-Family

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.