

Local Market Update – October 2024

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

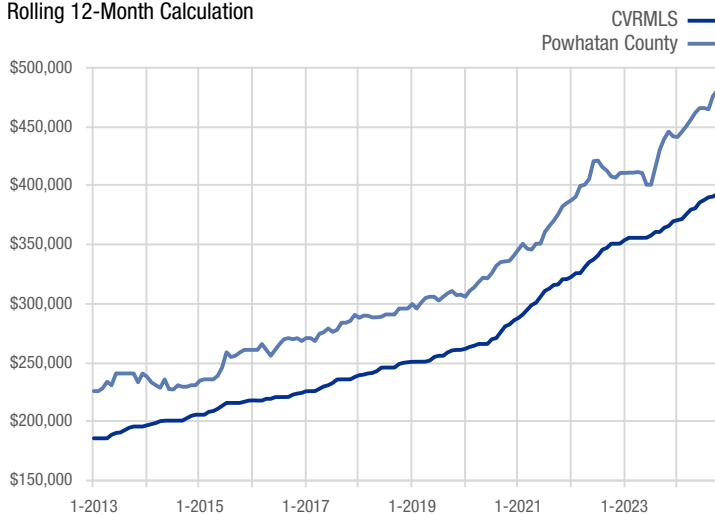
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	37	44	+ 18.9%	362	433	+ 19.6%
Pending Sales	14	30	+ 114.3%	266	329	+ 23.7%
Closed Sales	27	26	- 3.7%	301	324	+ 7.6%
Days on Market Until Sale	16	18	+ 12.5%	28	22	- 21.4%
Median Sales Price*	\$450,000	\$509,500	+ 13.2%	\$449,500	\$487,375	+ 8.4%
Average Sales Price*	\$515,108	\$524,846	+ 1.9%	\$502,229	\$529,768	+ 5.5%
Percent of Original List Price Received*	101.2%	99.3%	- 1.9%	100.2%	99.1%	- 1.1%
Inventory of Homes for Sale	59	59	0.0%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

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%	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.

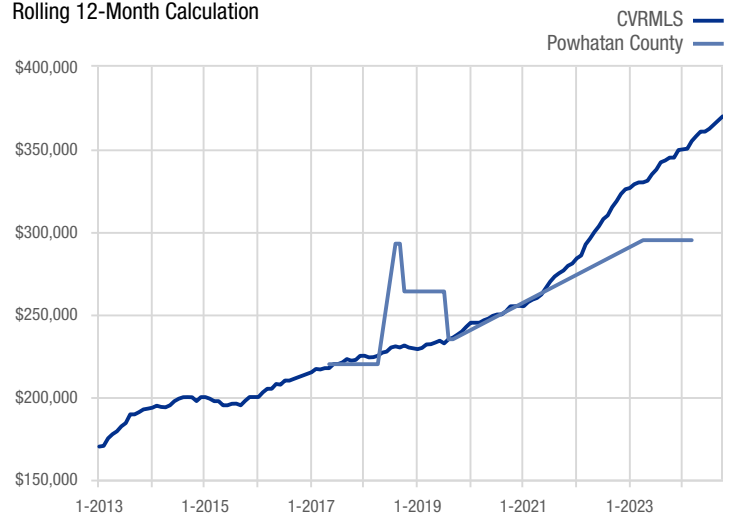
Median Sales Price - Single-Family

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.