

# Local Market Update – October 2024

A Research Tool Provided by Central Virginia Regional MLS.



## Westmoreland County

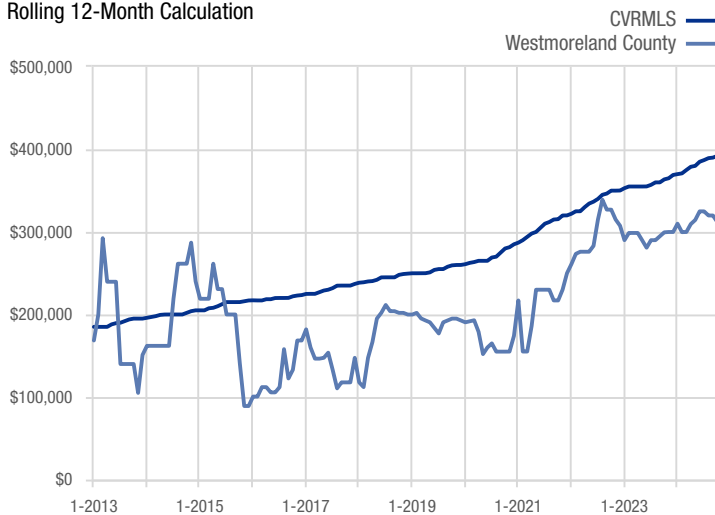
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	5	5	0.0%	62	79	+ 27.4%
Pending Sales	3	5	+ 66.7%	38	49	+ 28.9%
Closed Sales	1	8	+ 700.0%	37	45	+ 21.6%
Days on Market Until Sale	94	65	- 30.9%	49	53	+ 8.2%
Median Sales Price*	\$975,000	<b>\$304,500</b>	- 68.8%	\$307,200	<b>\$319,900</b>	+ 4.1%
Average Sales Price*	\$975,000	<b>\$388,150</b>	- 60.2%	\$349,616	<b>\$407,390</b>	+ 16.5%
Percent of Original List Price Received*	97.5%	<b>98.4%</b>	+ 0.9%	97.4%	<b>97.2%</b>	- 0.2%
Inventory of Homes for Sale	18	<b>18</b>	0.0%	—	—	—
Months Supply of Inventory	5.1	<b>4.1</b>	- 19.6%	—	—	—

Condo/Town	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	<b>106</b>	—
Median Sales Price*	—	—	—	—	<b>\$350,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$350,000</b>	—
Percent of Original List Price Received*	—	—	—	—	<b>88.6%</b>	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
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.

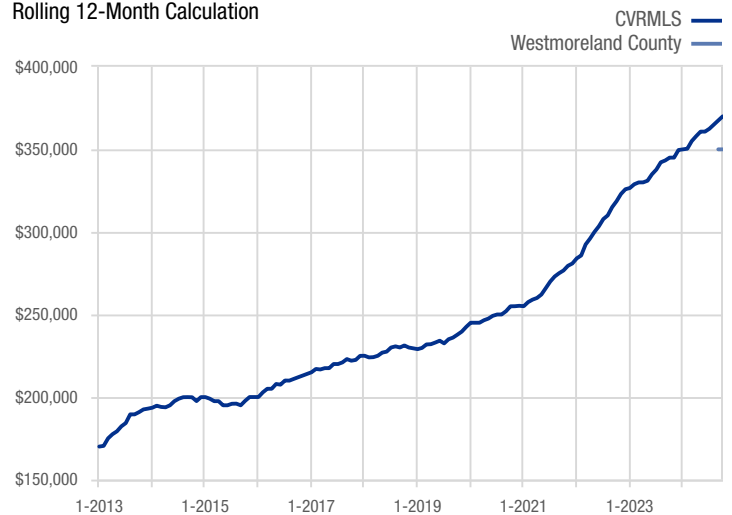
### Median Sales Price - Single-Family

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.