

Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

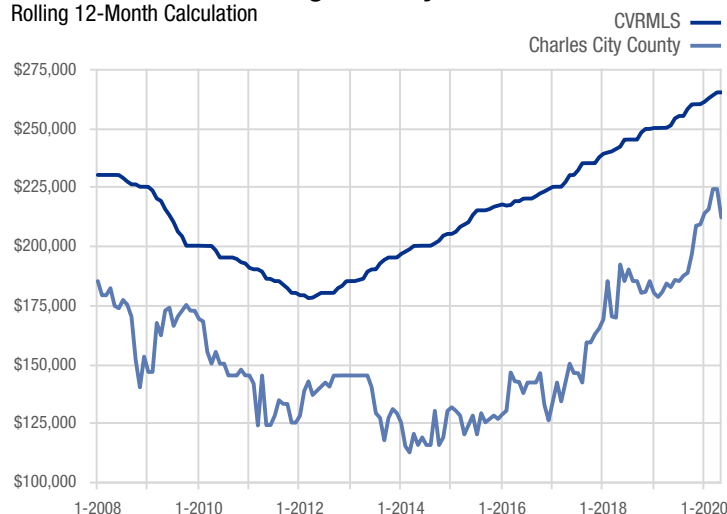
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	11	1	- 90.9%	39	25	- 35.9%
Pending Sales	7	5	- 28.6%	24	25	+ 4.2%
Closed Sales	3	4	+ 33.3%	17	22	+ 29.4%
Days on Market Until Sale	9	12	+ 33.3%	51	40	- 21.6%
Median Sales Price*	\$231,950	\$158,000	- 31.9%	\$186,000	\$185,000	- 0.5%
Average Sales Price*	\$230,469	\$144,500	- 37.3%	\$232,218	\$246,379	+ 6.1%
Percent of Original List Price Received*	101.7%	100.2%	- 1.5%	95.2%	98.0%	+ 2.9%
Inventory of Homes for Sale	21	7	- 66.7%	—	—	—
Months Supply of Inventory	5.6	1.4	- 75.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
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.

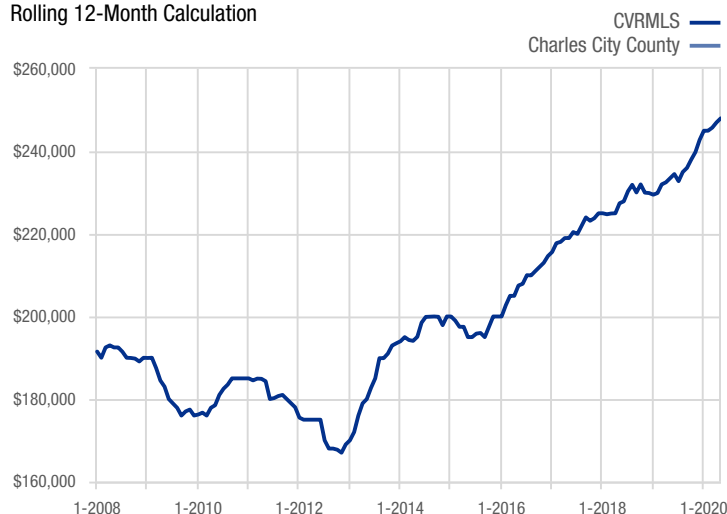
Median Sales Price - Single-Family

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.