

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

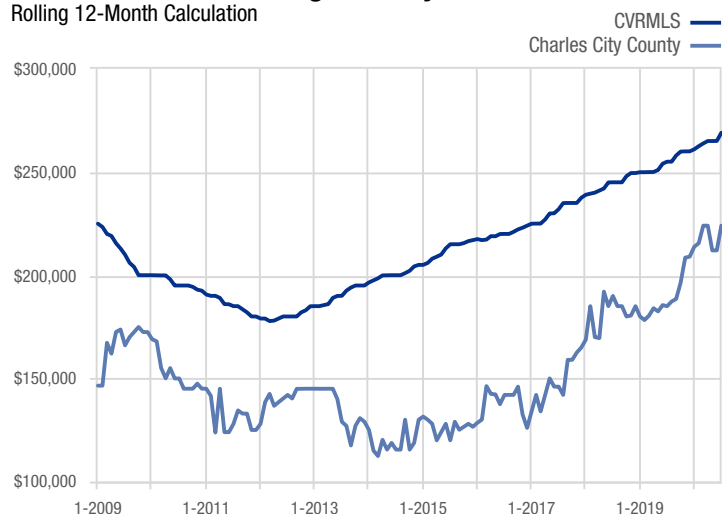
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	7	7	0.0%	55	36	- 34.5%
Pending Sales	8	7	- 12.5%	40	37	- 7.5%
Closed Sales	6	6	0.0%	29	34	+ 17.2%
Days on Market Until Sale	47	51	+ 8.5%	48	45	- 6.3%
Median Sales Price*	\$193,450	\$249,750	+ 29.1%	\$186,000	\$215,000	+ 15.6%
Average Sales Price*	\$222,417	\$308,667	+ 38.8%	\$230,059	\$253,570	+ 10.2%
Percent of Original List Price Received*	91.4%	98.8%	+ 8.1%	92.7%	100.0%	+ 7.9%
Inventory of Homes for Sale	20	5	- 75.0%	—	—	—
Months Supply of Inventory	4.4	1.1	- 75.0%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% 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.

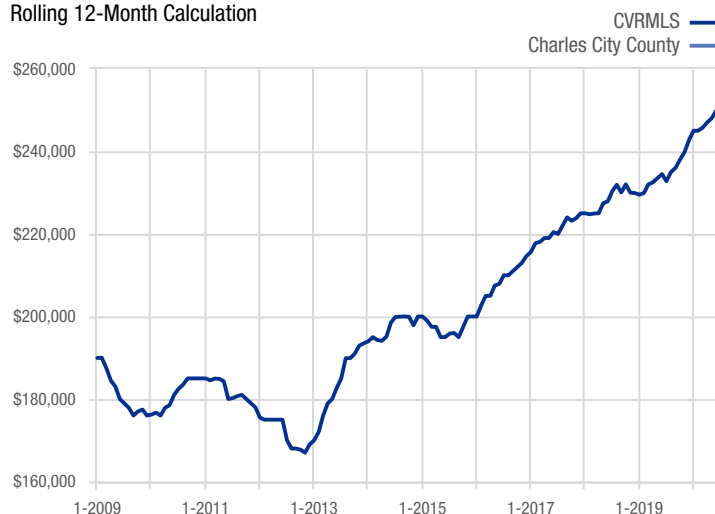
Median Sales Price - Single-Family

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.