

Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

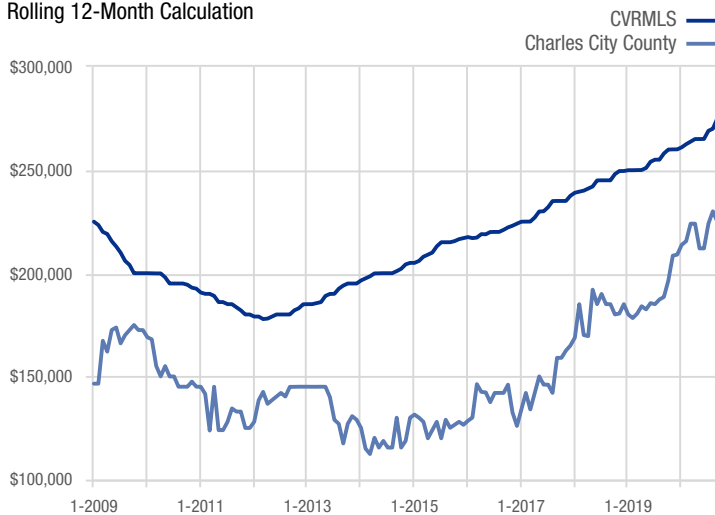
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	6	5	- 16.7%	66	45	- 31.8%
Pending Sales	1	3	+ 200.0%	47	42	- 10.6%
Closed Sales	7	4	- 42.9%	46	43	- 6.5%
Days on Market Until Sale	20	18	- 10.0%	40	39	- 2.5%
Median Sales Price*	\$225,000	\$205,750	- 8.6%	\$203,950	\$218,500	+ 7.1%
Average Sales Price*	\$284,000	\$234,750	- 17.3%	\$236,841	\$267,162	+ 12.8%
Percent of Original List Price Received*	96.4%	98.5%	+ 2.2%	94.6%	99.7%	+ 5.4%
Inventory of Homes for Sale	19	9	- 52.6%	—	—	—
Months Supply of Inventory	4.2	2.0	- 52.4%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% 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.

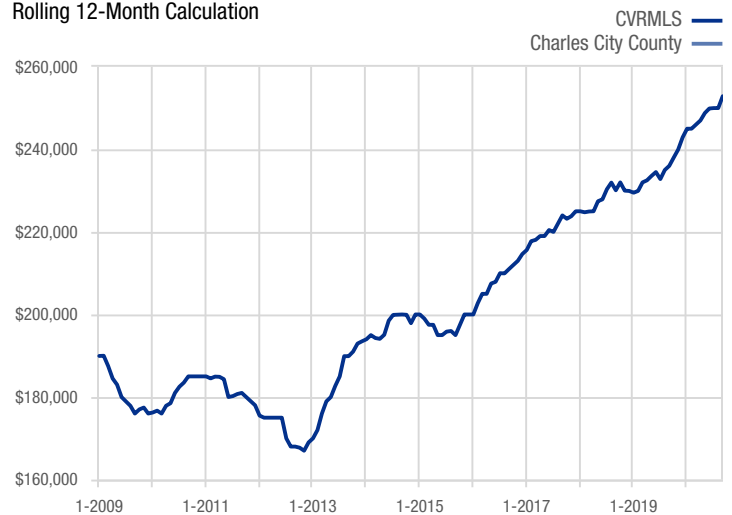
Median Sales Price - Single-Family

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.