

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

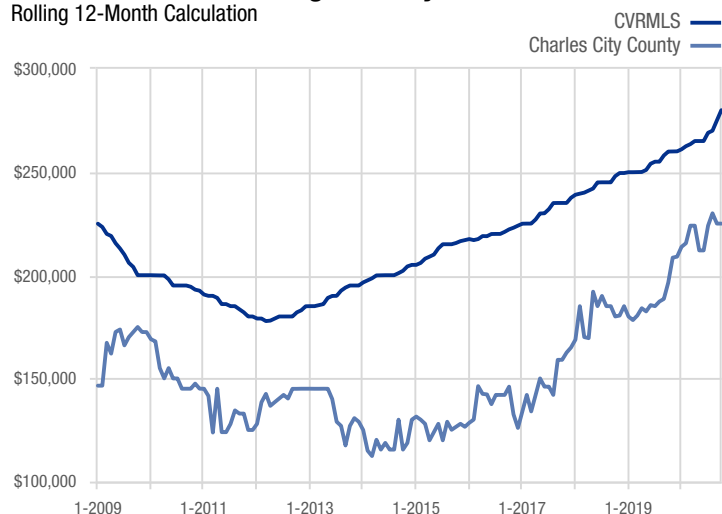
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	6	5	- 16.7%	72	51	- 29.2%
Pending Sales	3	6	+ 100.0%	50	48	- 4.0%
Closed Sales	2	2	0.0%	48	45	- 6.3%
Days on Market Until Sale	94	7	- 92.6%	42	37	- 11.9%
Median Sales Price*	\$112,500	\$147,975	+ 31.5%	\$194,200	\$218,475	+ 12.5%
Average Sales Price*	\$112,500	\$147,975	+ 31.5%	\$231,661	\$261,744	+ 13.0%
Percent of Original List Price Received*	78.3%	93.4%	+ 19.3%	94.0%	99.4%	+ 5.7%
Inventory of Homes for Sale	21	8	- 61.9%	—	—	—
Months Supply of Inventory	4.5	1.7	- 62.2%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% 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.

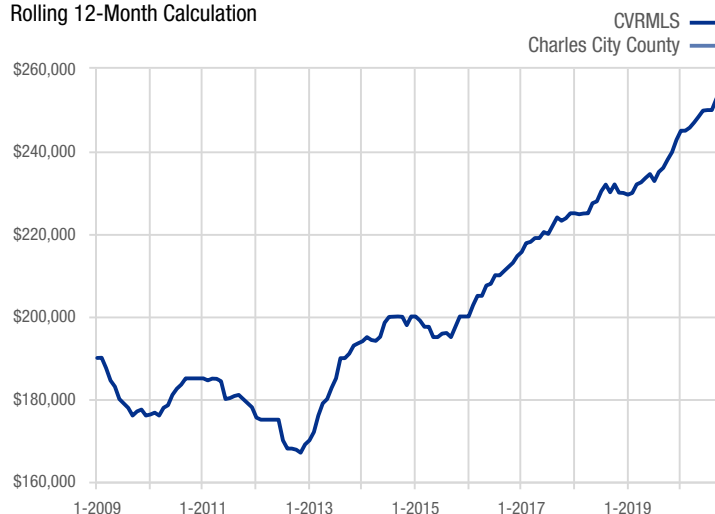
Median Sales Price - Single-Family

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.