

# Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Charles City County

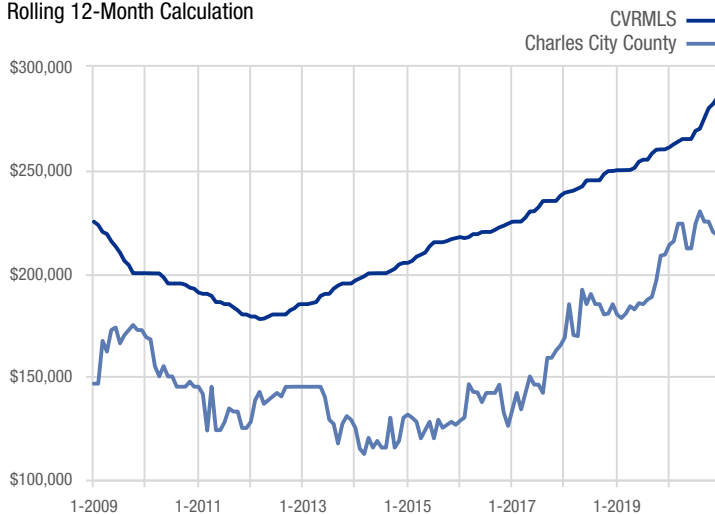
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
<b>Key Metrics</b>						
New Listings	3	7	+ 133.3%	79	61	- 22.8%
Pending Sales	3	4	+ 33.3%	58	55	- 5.2%
Closed Sales	2	5	+ 150.0%	55	51	- 7.3%
Days on Market Until Sale	51	28	- 45.1%	53	36	- 32.1%
Median Sales Price*	\$430,500	<b>\$165,000</b>	- 61.7%	\$209,000	<b>\$218,475</b>	+ 4.5%
Average Sales Price*	\$430,500	<b>\$209,990</b>	- 51.2%	\$269,540	<b>\$258,634</b>	- 4.0%
Percent of Original List Price Received*	97.0%	<b>89.1%</b>	- 8.1%	93.6%	<b>98.4%</b>	+ 5.1%
Inventory of Homes for Sale	17	12	- 29.4%	—	—	—
Months Supply of Inventory	3.5	2.6	- 25.7%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
<b>Key Metrics</b>						
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.

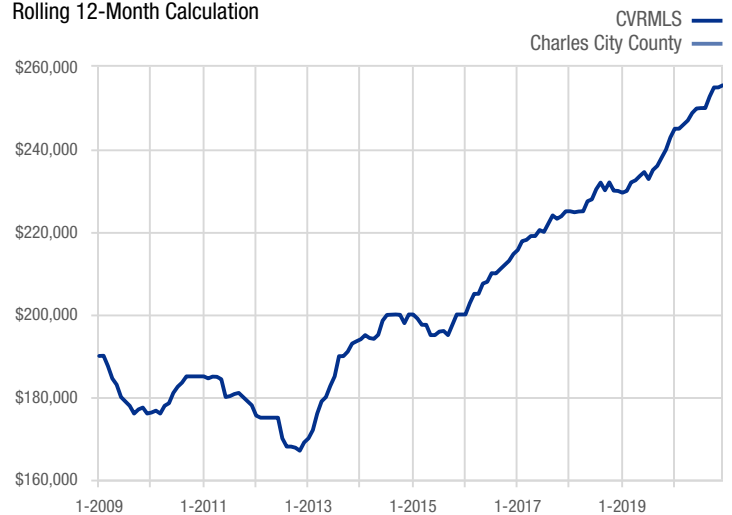
### Median Sales Price - Single-Family

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.