

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

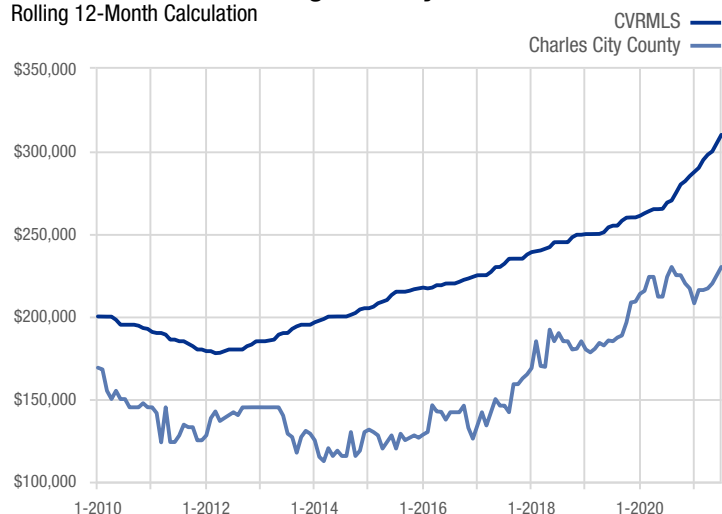
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	7	5	- 28.6%	36	40	+ 11.1%
Pending Sales	7	5	- 28.6%	36	44	+ 22.2%
Closed Sales	6	6	0.0%	34	36	+ 5.9%
Days on Market Until Sale	51	20	- 60.8%	45	54	+ 20.0%
Median Sales Price*	\$249,750	\$252,500	+ 1.1%	\$215,000	\$237,500	+ 10.5%
Average Sales Price*	\$308,667	\$345,833	+ 12.0%	\$253,570	\$308,296	+ 21.6%
Percent of Original List Price Received*	98.8%	101.7%	+ 2.9%	100.0%	96.0%	- 4.0%
Inventory of Homes for Sale	7	7	0.0%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% 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.

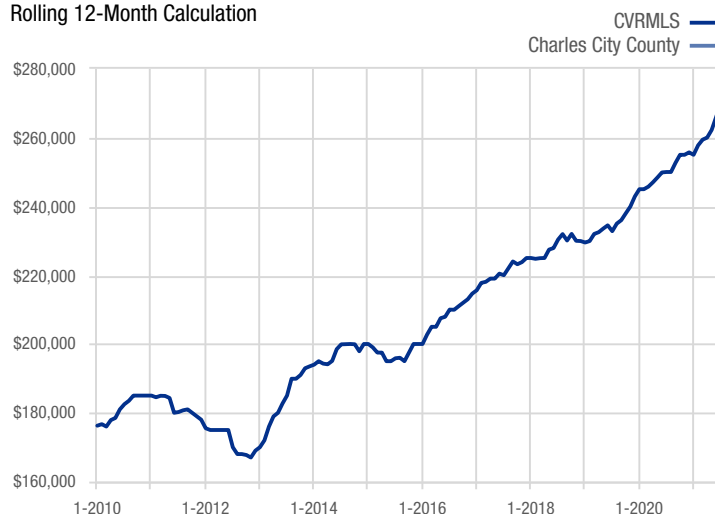
Median Sales Price - Single-Family

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.