

Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

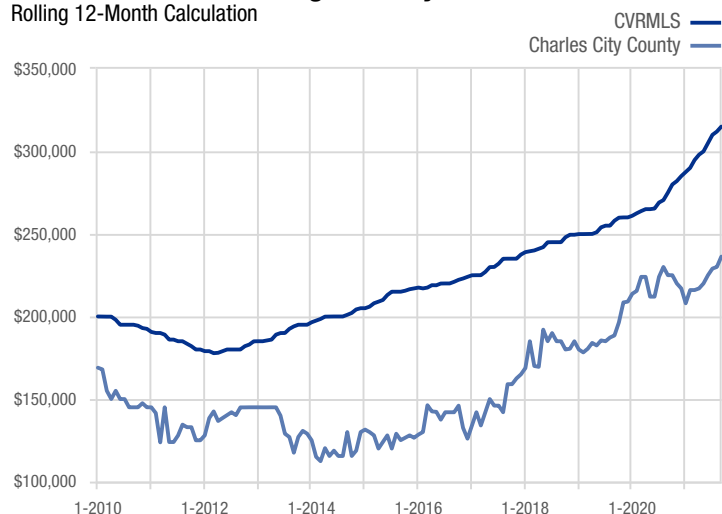
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	6	3	- 50.0%	46	52	+ 13.0%
Pending Sales	2	7	+ 250.0%	40	54	+ 35.0%
Closed Sales	4	5	+ 25.0%	43	48	+ 11.6%
Days on Market Until Sale	18	6	- 66.7%	39	43	+ 10.3%
Median Sales Price*	\$205,750	\$240,000	+ 16.6%	\$218,500	\$240,000	+ 9.8%
Average Sales Price*	\$234,750	\$312,980	+ 33.3%	\$267,162	\$311,647	+ 16.7%
Percent of Original List Price Received*	98.5%	98.5%	0.0%	99.7%	97.2%	- 2.5%
Inventory of Homes for Sale	12	8	- 33.3%	—	—	—
Months Supply of Inventory	2.8	1.5	- 46.4%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% 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.

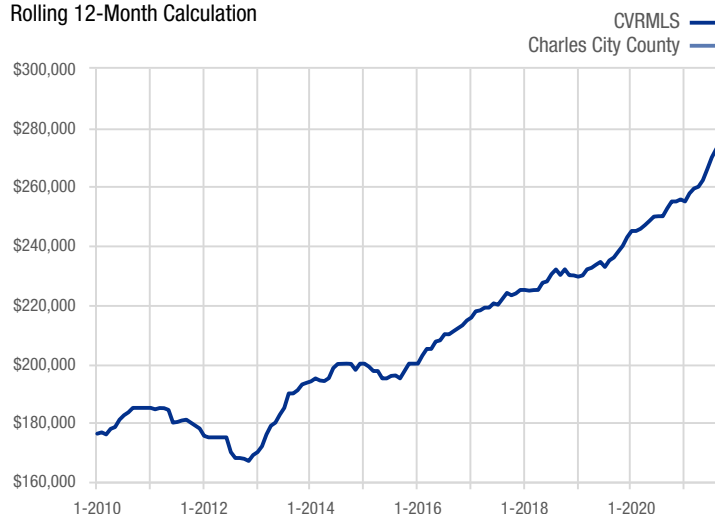
Median Sales Price - Single-Family

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.