

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

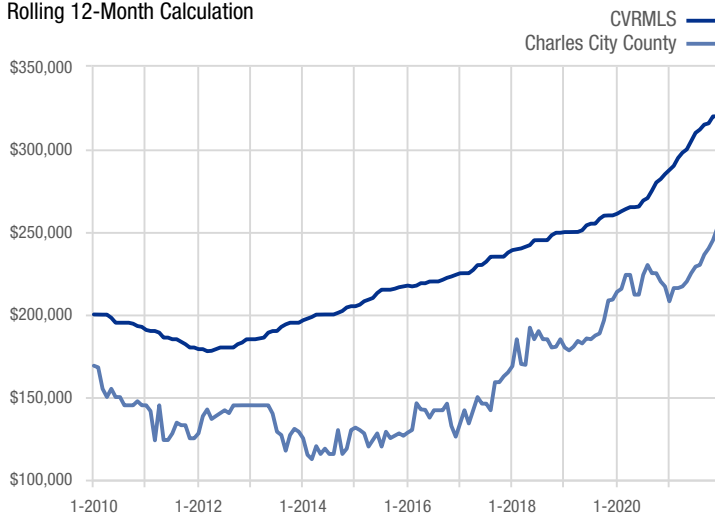
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	7	5	- 28.6%	61	63	+ 3.3%
Pending Sales	3	4	+ 33.3%	50	65	+ 30.0%
Closed Sales	6	4	- 33.3%	52	61	+ 17.3%
Days on Market Until Sale	24	71	+ 195.8%	35	42	+ 20.0%
Median Sales Price*	\$162,500	\$277,500	+ 70.8%	\$217,000	\$252,475	+ 16.3%
Average Sales Price*	\$186,408	\$1,031,250	+ 453.2%	\$254,906	\$372,506	+ 46.1%
Percent of Original List Price Received*	87.7%	85.4%	- 2.6%	98.0%	96.4%	- 1.6%
Inventory of Homes for Sale	14	6	- 57.1%	—	—	—
Months Supply of Inventory	3.4	1.1	- 67.6%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
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.

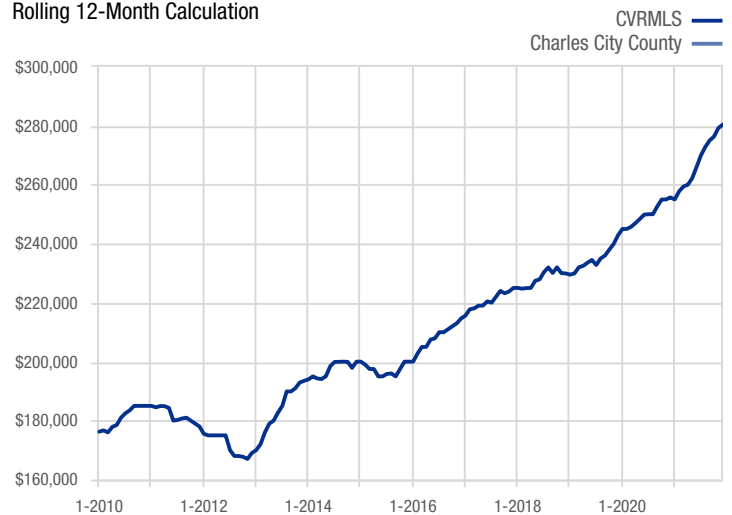
Median Sales Price - Single-Family

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.