

# Local Market Update – March 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Charles City County

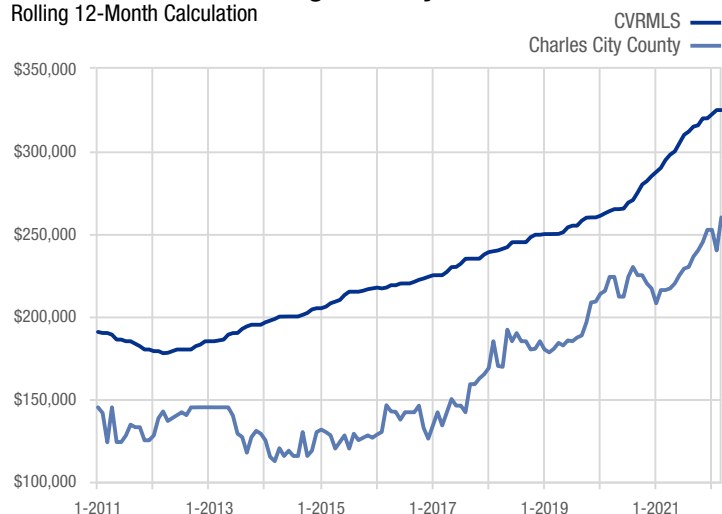
Single Family	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	2	8	+ 300.0%	11	19	+ 72.7%
Pending Sales	2	6	+ 200.0%	17	19	+ 11.8%
Closed Sales	6	7	+ 16.7%	12	15	+ 25.0%
Days on Market Until Sale	19	13	- 31.6%	40	12	- 70.0%
Median Sales Price*	\$205,000	<b>\$322,500</b>	+ 57.3%	\$205,000	<b>\$296,000</b>	+ 44.4%
Average Sales Price*	\$228,500	<b>\$379,500</b>	+ 66.1%	\$268,583	<b>\$301,773</b>	+ 12.4%
Percent of Original List Price Received*	98.5%	<b>103.2%</b>	+ 4.8%	93.9%	<b>100.8%</b>	+ 7.3%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	1.8	0.7	- 61.1%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% 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.

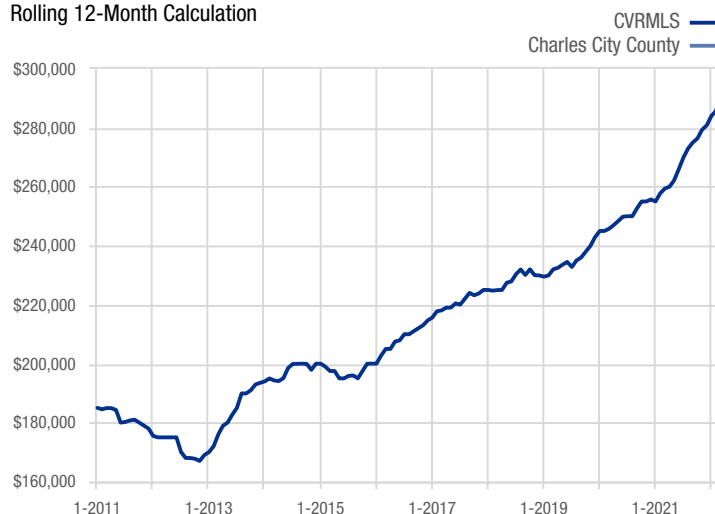
### Median Sales Price - Single-Family

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.