

# Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Charles City County

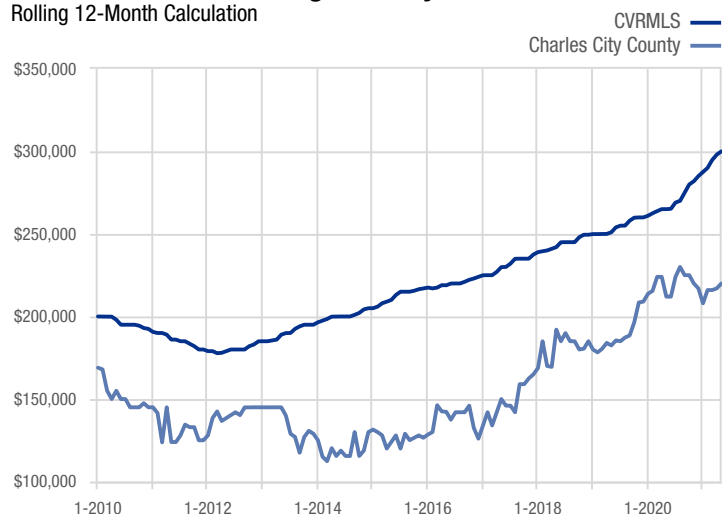
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	1	7	+ 600.0%	25	26	+ 4.0%
Pending Sales	4	8	+ 100.0%	23	31	+ 34.8%
Closed Sales	4	5	+ 25.0%	22	24	+ 9.1%
Days on Market Until Sale	12	180	+ 1,400.0%	40	72	+ 80.0%
Median Sales Price*	\$158,000	\$255,000	+ 61.4%	\$185,000	\$230,000	+ 24.3%
Average Sales Price*	\$144,500	\$331,080	+ 129.1%	\$246,379	\$279,148	+ 13.3%
Percent of Original List Price Received*	100.2%	87.1%	- 13.1%	98.0%	93.5%	- 4.6%
Inventory of Homes for Sale	11	8	- 27.3%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% 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.

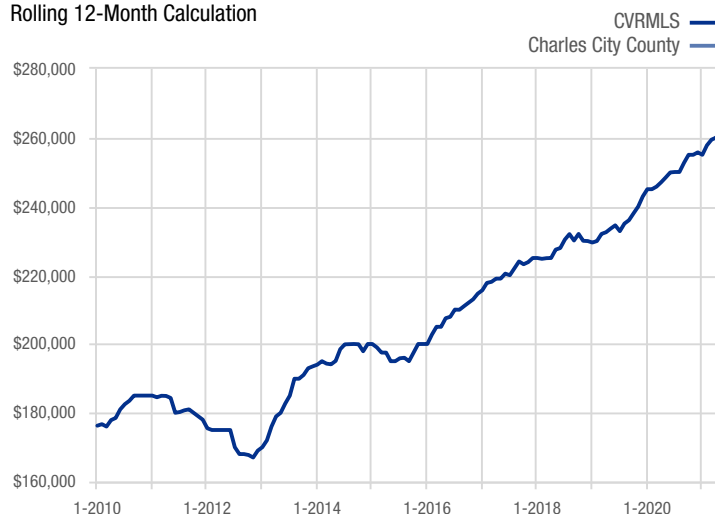
### Median Sales Price - Single-Family

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.