

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

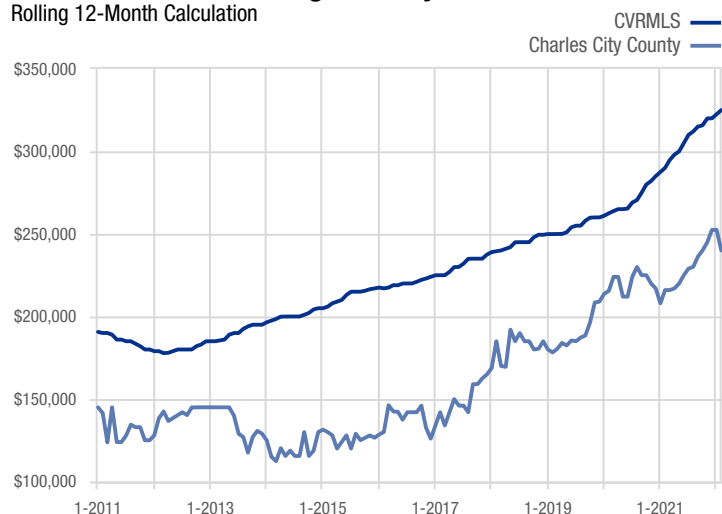
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	4	4	0.0%	9	11	+ 22.2%
Pending Sales	7	4	- 42.9%	15	13	- 13.3%
Closed Sales	3	1	- 66.7%	6	8	+ 33.3%
Days on Market Until Sale	74	3	- 95.9%	61	11	- 82.0%
Median Sales Price*	\$480,000	\$182,500	- 62.0%	\$262,500	\$183,750	- 30.0%
Average Sales Price*	\$511,667	\$182,500	- 64.3%	\$308,667	\$233,762	- 24.3%
Percent of Original List Price Received*	92.2%	104.3%	+ 13.1%	89.4%	98.7%	+ 10.4%
Inventory of Homes for Sale	8	3	- 62.5%	—	—	—
Months Supply of Inventory	1.7	0.6	- 64.7%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% 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.

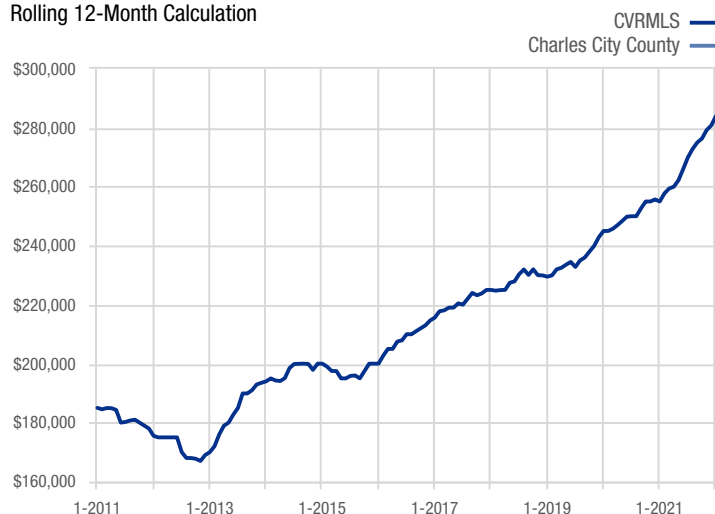
Median Sales Price - Single-Family

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.