

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

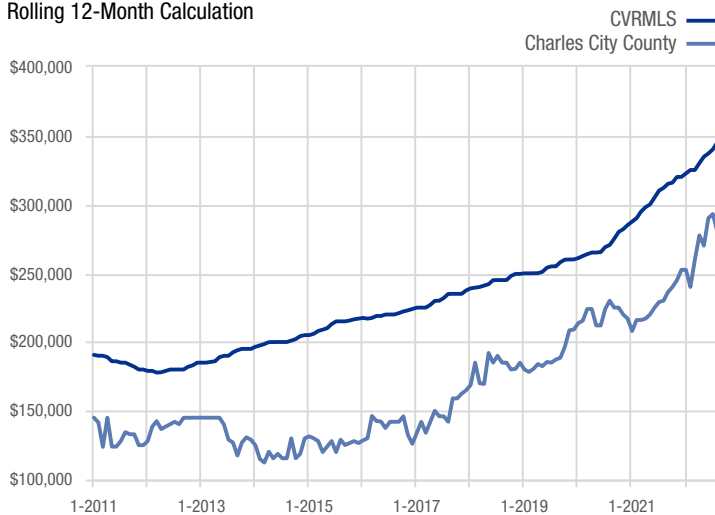
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	9	5	- 44.4%	49	52	+ 6.1%
Pending Sales	5	4	- 20.0%	47	41	- 12.8%
Closed Sales	6	4	- 33.3%	43	44	+ 2.3%
Days on Market Until Sale	18	15	- 16.7%	48	20	- 58.3%
Median Sales Price*	\$279,570	\$247,500	- 11.5%	\$238,750	\$265,000	+ 11.0%
Average Sales Price*	\$363,690	\$473,750	+ 30.3%	\$311,488	\$337,983	+ 8.5%
Percent of Original List Price Received*	102.4%	99.7%	- 2.6%	97.1%	101.0%	+ 4.0%
Inventory of Homes for Sale	13	10	- 23.1%	—	—	—
Months Supply of Inventory	2.6	2.0	- 23.1%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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.

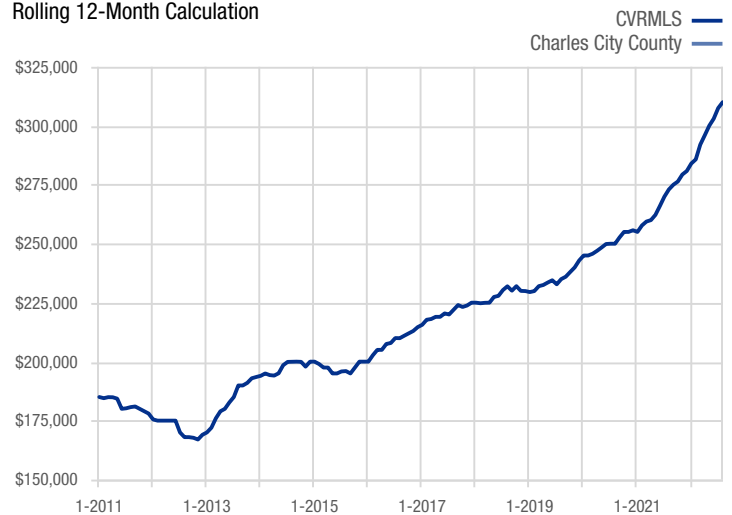
Median Sales Price - Single-Family

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.