

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



Mathews County

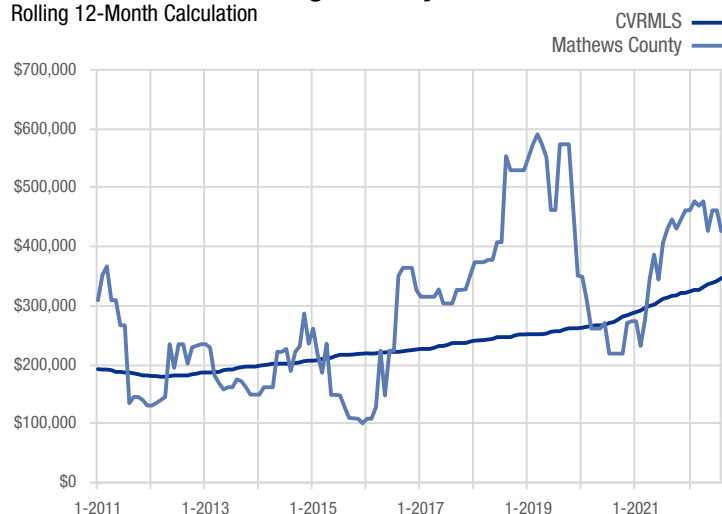
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	5	2	- 60.0%	22	31	+ 40.9%
Pending Sales	2	3	+ 50.0%	15	22	+ 46.7%
Closed Sales	3	4	+ 33.3%	14	21	+ 50.0%
Days on Market Until Sale	104	11	- 89.4%	53	30	- 43.4%
Median Sales Price*	\$460,000	\$374,500	- 18.6%	\$444,500	\$425,000	- 4.4%
Average Sales Price*	\$376,767	\$368,488	- 2.2%	\$415,529	\$579,674	+ 39.5%
Percent of Original List Price Received*	91.6%	100.5%	+ 9.7%	95.1%	96.6%	+ 1.6%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	3.1	2.5	- 19.4%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	10	24	+ 140.0%
Median Sales Price*	—	—	—	\$245,000	\$274,975	+ 12.2%
Average Sales Price*	—	—	—	\$245,000	\$274,975	+ 12.2%
Percent of Original List Price Received*	—	—	—	98.0%	99.1%	+ 1.1%
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.

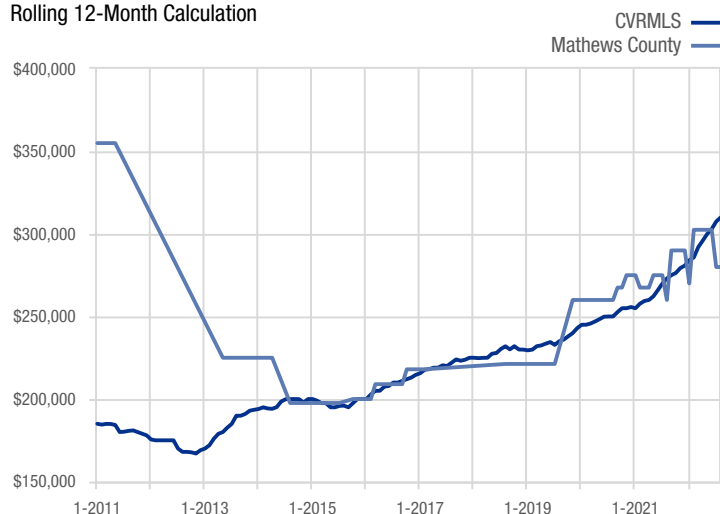
Median Sales Price - Single-Family

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.