

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

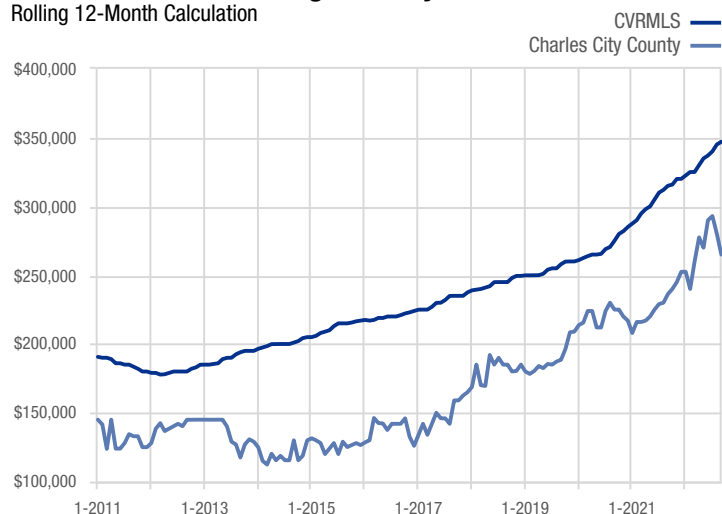
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	3	11	+ 266.7%	52	63	+ 21.2%
Pending Sales	6	9	+ 50.0%	53	50	- 5.7%
Closed Sales	5	3	- 40.0%	48	47	- 2.1%
Days on Market Until Sale	6	18	+ 200.0%	43	20	- 53.5%
Median Sales Price*	\$240,000	\$63,500	- 73.5%	\$240,000	\$260,000	+ 8.3%
Average Sales Price*	\$312,980	\$124,500	- 60.2%	\$311,647	\$324,356	+ 4.1%
Percent of Original List Price Received*	98.5%	88.7%	- 9.9%	97.2%	100.2%	+ 3.1%
Inventory of Homes for Sale	9	10	+ 11.1%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% 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.

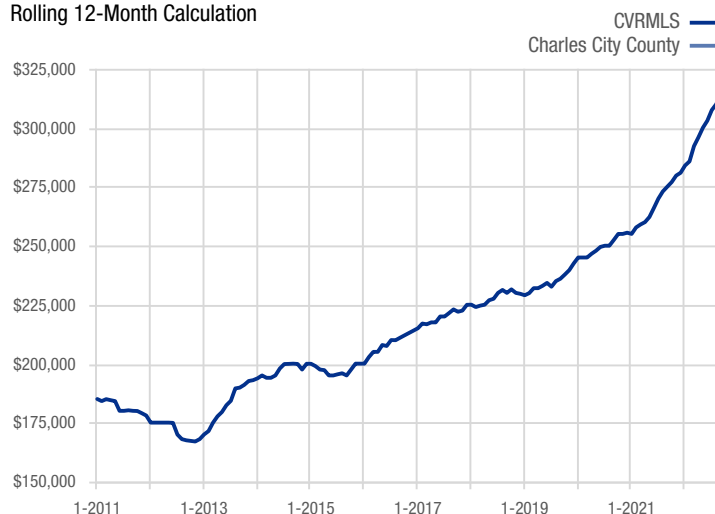
Median Sales Price - Single-Family

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.