

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

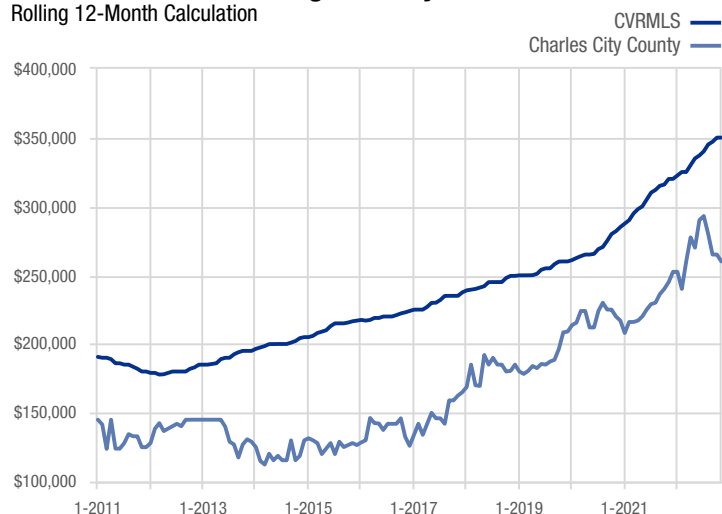
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	3	4	+ 33.3%	58	73	+ 25.9%
Pending Sales	3	3	0.0%	61	58	- 4.9%
Closed Sales	5	11	+ 120.0%	57	62	+ 8.8%
Days on Market Until Sale	35	44	+ 25.7%	40	26	- 35.0%
Median Sales Price*	\$425,000	\$260,000	- 38.8%	\$252,475	\$260,000	+ 3.0%
Average Sales Price*	\$441,000	\$234,430	- 46.8%	\$325,453	\$306,290	- 5.9%
Percent of Original List Price Received*	94.4%	101.1%	+ 7.1%	97.1%	100.4%	+ 3.4%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% 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.

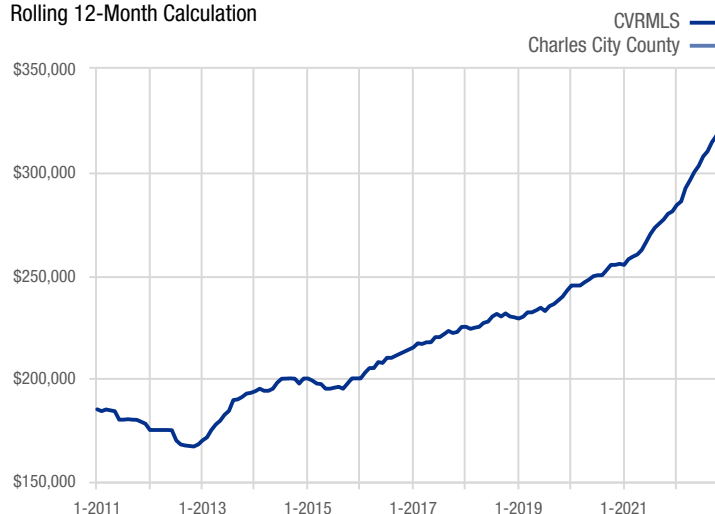
Median Sales Price - Single-Family

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.