

# Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Charles City County

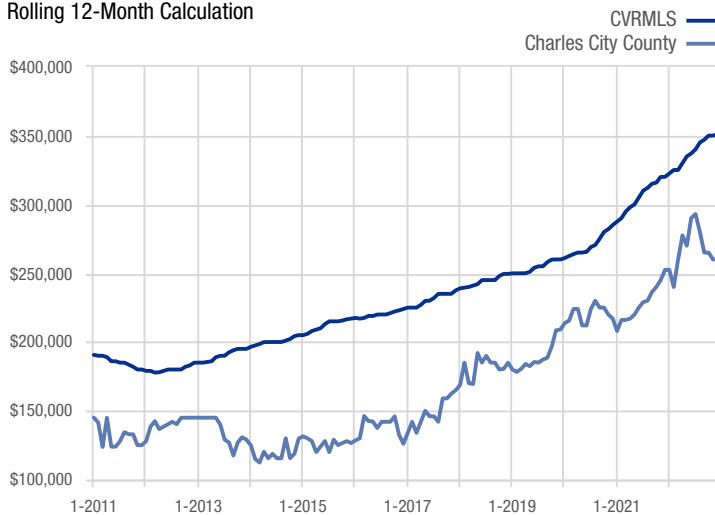
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	5	4	- 20.0%	63	77	+ 22.2%
Pending Sales	4	2	- 50.0%	65	60	- 7.7%
Closed Sales	4	4	0.0%	61	66	+ 8.2%
Days on Market Until Sale	71	9	- 87.3%	42	25	- 40.5%
Median Sales Price*	\$277,500	\$277,500	0.0%	\$252,475	\$260,000	+ 3.0%
Average Sales Price*	\$1,031,250	\$260,500	- 74.7%	\$372,506	\$303,515	- 18.5%
Percent of Original List Price Received*	85.4%	100.0%	+ 17.1%	96.4%	100.4%	+ 4.1%
Inventory of Homes for Sale	6	11	+ 83.3%	—	—	—
Months Supply of Inventory	1.1	2.2	+ 100.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% 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.

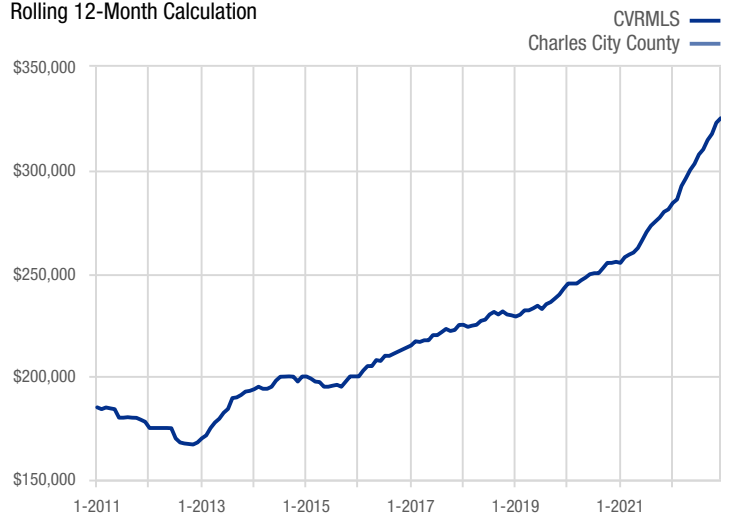
### Median Sales Price - Single-Family

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.