

# Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Mathews County

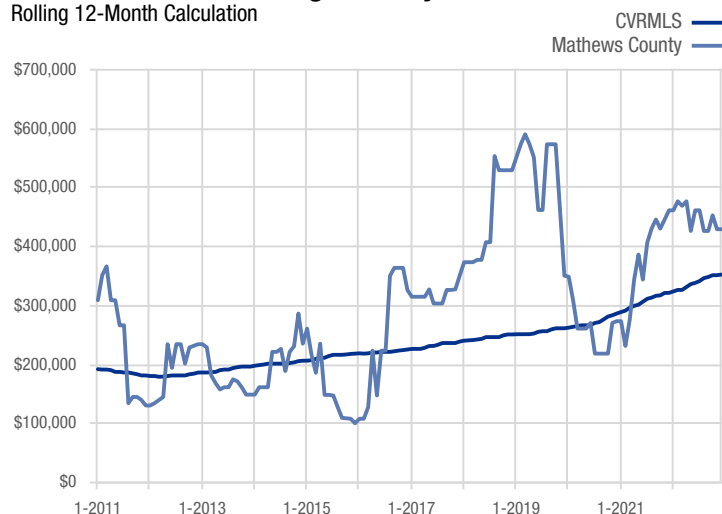
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	1	—	26	38	+ 46.2%
Pending Sales	0	1	—	21	29	+ 38.1%
Closed Sales	4	2	- 50.0%	23	29	+ 26.1%
Days on Market Until Sale	22	14	- 36.4%	42	32	- 23.8%
Median Sales Price*	\$621,500	<b>\$900,000</b>	+ 44.8%	\$460,000	<b>\$428,000</b>	- 7.0%
Average Sales Price*	\$810,321	<b>\$900,000</b>	+ 11.1%	\$532,765	<b>\$560,316</b>	+ 5.2%
Percent of Original List Price Received*	93.2%	<b>104.2%</b>	+ 11.8%	96.6%	<b>96.0%</b>	- 0.6%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	1.4	+ 40.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	1	0	- 100.0%	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	14	24	+ 71.4%
Median Sales Price*	—	—	—	\$290,000	<b>\$274,975</b>	- 5.2%
Average Sales Price*	—	—	—	\$290,000	<b>\$274,975</b>	- 5.2%
Percent of Original List Price Received*	—	—	—	98.3%	<b>99.1%</b>	+ 0.8%
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.

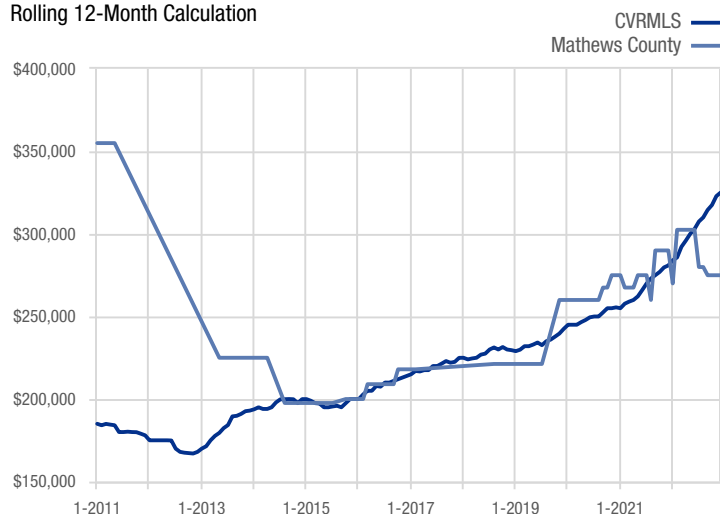
### Median Sales Price - Single-Family

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.