

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

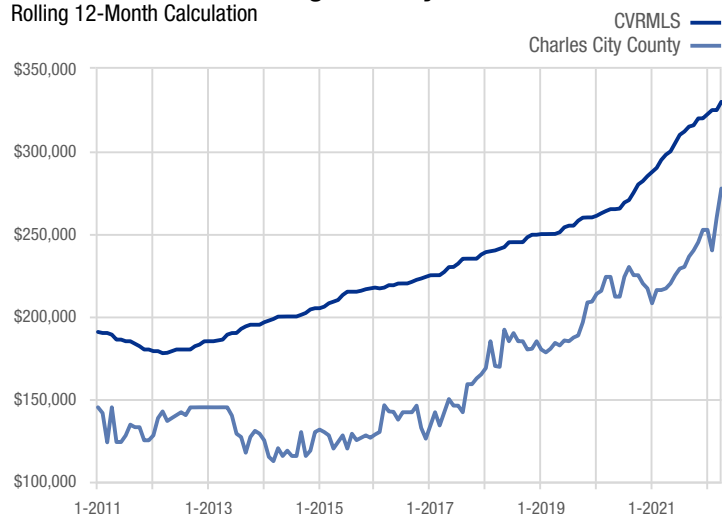
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	8	8	0.0%	19	27	+ 42.1%
Pending Sales	6	8	+ 33.3%	23	25	+ 8.7%
Closed Sales	7	5	- 28.6%	19	20	+ 5.3%
Days on Market Until Sale	47	60	+ 27.7%	42	24	- 42.9%
Median Sales Price*	\$207,750	\$290,000	+ 39.6%	\$205,250	\$293,000	+ 42.8%
Average Sales Price*	\$257,000	\$412,479	+ 60.5%	\$264,722	\$329,450	+ 24.5%
Percent of Original List Price Received*	98.1%	97.5%	- 0.6%	95.3%	100.1%	+ 5.0%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	2.0	0.9	- 55.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% 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.

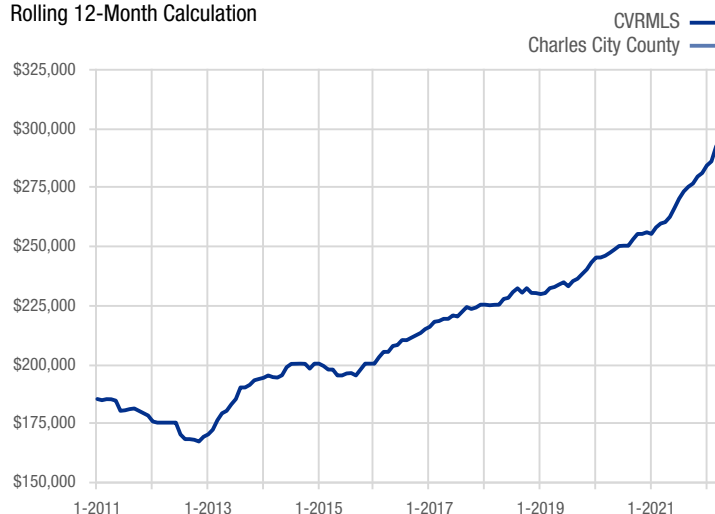
Median Sales Price - Single-Family

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.