

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

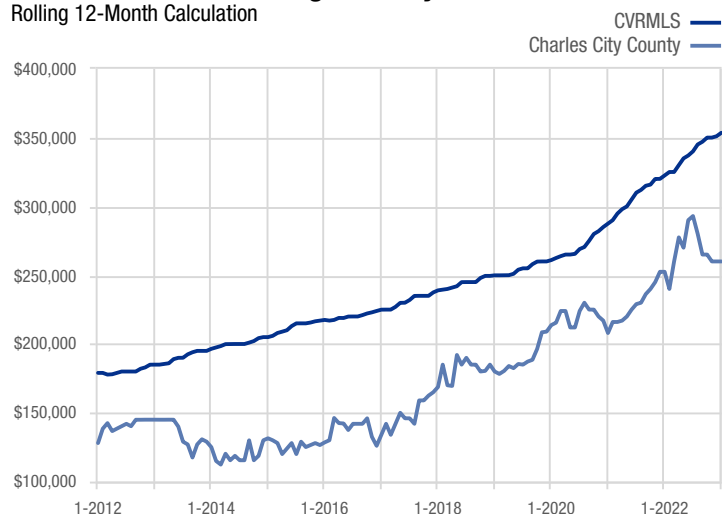
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	7	3	- 57.1%	7	3	- 57.1%
Pending Sales	9	5	- 44.4%	9	5	- 44.4%
Closed Sales	7	0	- 100.0%	7	0	- 100.0%
Days on Market Until Sale	12	—	—	12	—	—
Median Sales Price*	\$185,000	—	—	\$185,000	—	—
Average Sales Price*	\$241,085	—	—	\$241,085	—	—
Percent of Original List Price Received*	97.9%	—	—	97.9%	—	—
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.7	+ 142.9%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% 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.

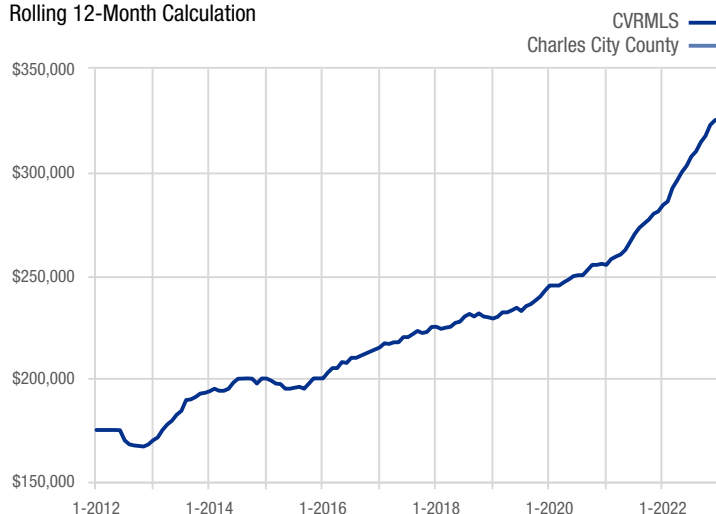
Median Sales Price - Single-Family

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.