

# Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Charles City County

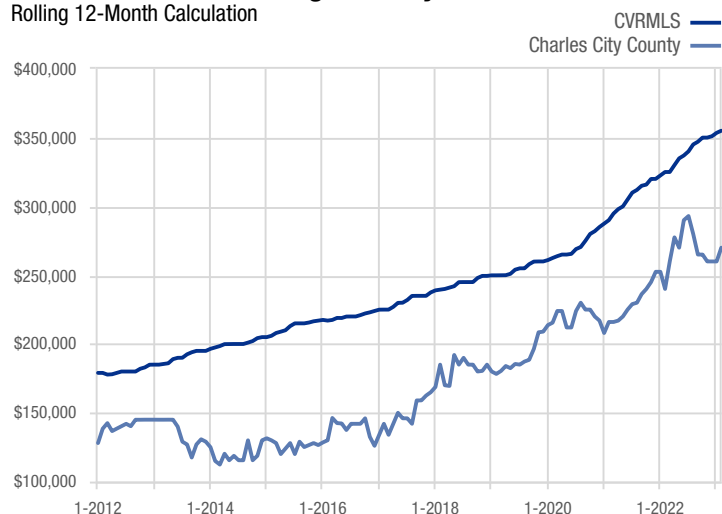
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	4	4	0.0%	11	7	- 36.4%
Pending Sales	3	2	- 33.3%	12	7	- 41.7%
Closed Sales	1	3	+ 200.0%	8	3	- 62.5%
Days on Market Until Sale	3	106	+ 3,433.3%	11	106	+ 863.6%
Median Sales Price*	\$182,500	<b>\$330,000</b>	+ 80.8%	\$183,750	<b>\$330,000</b>	+ 79.6%
Average Sales Price*	\$182,500	<b>\$808,333</b>	+ 342.9%	\$233,762	<b>\$808,333</b>	+ 245.8%
Percent of Original List Price Received*	104.3%	<b>87.6%</b>	- 16.0%	98.7%	<b>87.6%</b>	- 11.2%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	1.8	+ 125.0%	—	—	—

Condo/Town	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% 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.

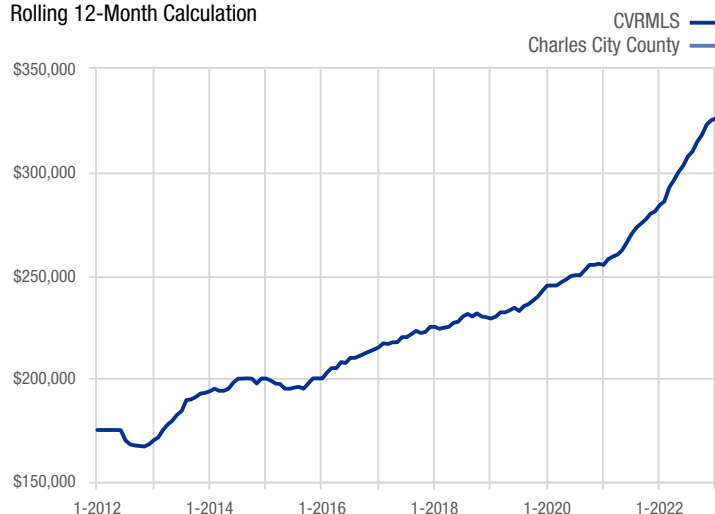
### Median Sales Price - Single-Family

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.