

# Local Market Update – March 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Charles City County

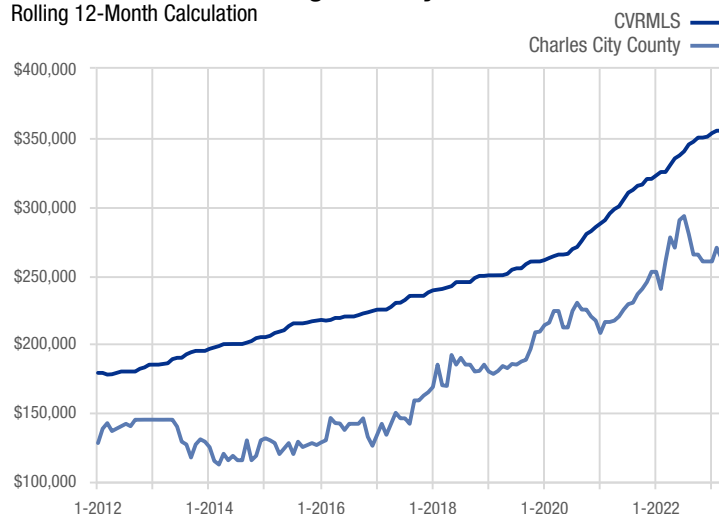
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	8	5	- 37.5%	19	12	- 36.8%
Pending Sales	5	6	+ 20.0%	17	13	- 23.5%
Closed Sales	7	4	- 42.9%	15	7	- 53.3%
Days on Market Until Sale	13	71	+ 446.2%	12	86	+ 616.7%
Median Sales Price*	\$322,500	<b>\$288,751</b>	- 10.5%	\$296,000	<b>\$307,501</b>	+ 3.9%
Average Sales Price*	\$379,500	<b>\$306,625</b>	- 19.2%	\$301,773	<b>\$521,643</b>	+ 72.9%
Percent of Original List Price Received*	103.2%	<b>97.0%</b>	- 6.0%	100.8%	<b>93.0%</b>	- 7.7%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

Condo/Town	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% 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.

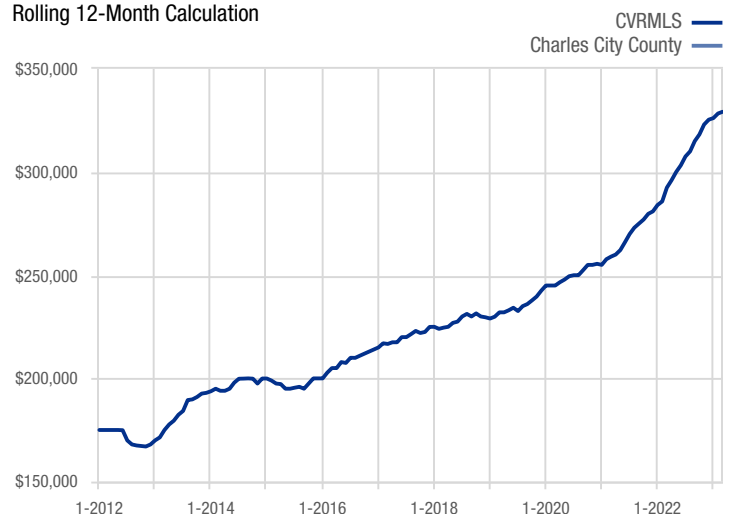
### Median Sales Price - Single-Family

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.