

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

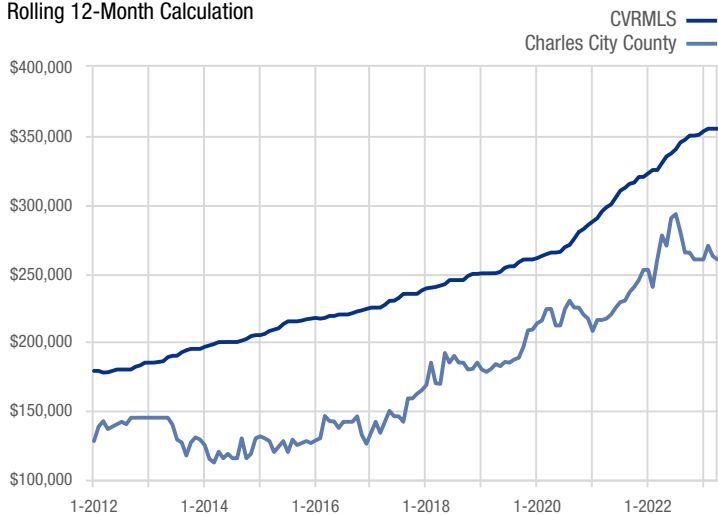
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	8	10	+ 25.0%	27	22	- 18.5%
Pending Sales	6	7	+ 16.7%	23	20	- 13.0%
Closed Sales	5	3	- 40.0%	20	10	- 50.0%
Days on Market Until Sale	60	8	- 86.7%	24	63	+ 162.5%
Median Sales Price*	\$290,000	\$200,000	- 31.0%	\$293,000	\$272,500	- 7.0%
Average Sales Price*	\$412,479	\$213,667	- 48.2%	\$329,450	\$429,250	+ 30.3%
Percent of Original List Price Received*	97.5%	97.1%	- 0.4%	100.1%	94.2%	- 5.9%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	1.3	1.7	+ 30.8%	—	—	—

Condo/Town	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% 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.

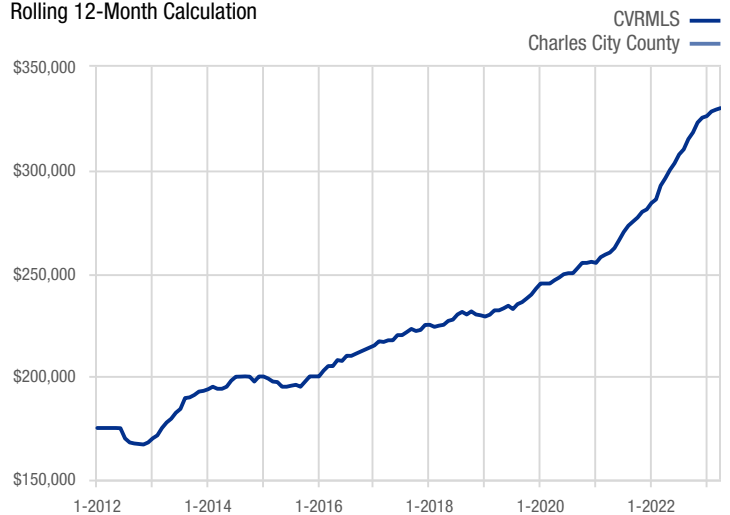
Median Sales Price - Single-Family

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.