

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



Mathews County

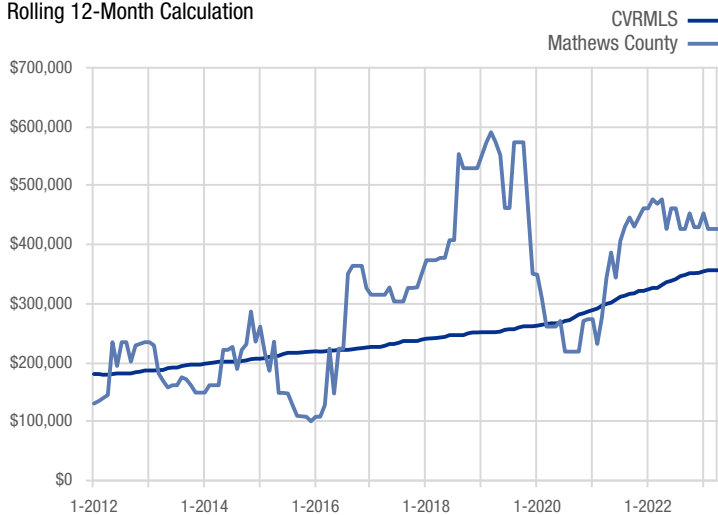
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	10	2	- 80.0%	20	13	- 35.0%
Pending Sales	4	4	0.0%	10	15	+ 50.0%
Closed Sales	4	5	+ 25.0%	4	12	+ 200.0%
Days on Market Until Sale	92	28	- 69.6%	92	49	- 46.7%
Median Sales Price*	\$380,225	\$525,000	+ 38.1%	\$380,225	\$384,250	+ 1.1%
Average Sales Price*	\$726,363	\$514,660	- 29.1%	\$726,363	\$450,350	- 38.0%
Percent of Original List Price Received*	96.5%	98.5%	+ 2.1%	96.5%	92.8%	- 3.8%
Inventory of Homes for Sale	11	3	- 72.7%	—	—	—
Months Supply of Inventory	4.2	1.0	- 76.2%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	16	—	—
Median Sales Price*	—	—	—	\$270,000	—	—
Average Sales Price*	—	—	—	\$270,000	—	—
Percent of Original List Price Received*	—	—	—	98.2%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* 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.

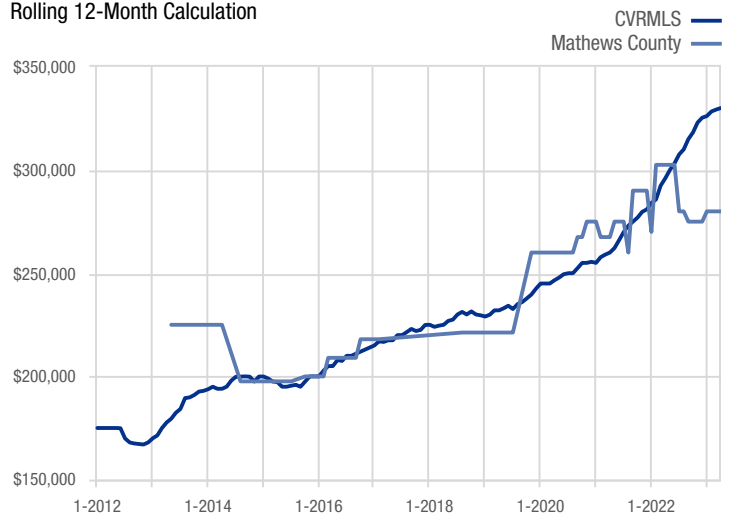
Median Sales Price - Single-Family

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.