

Local Market Update – May 2023

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

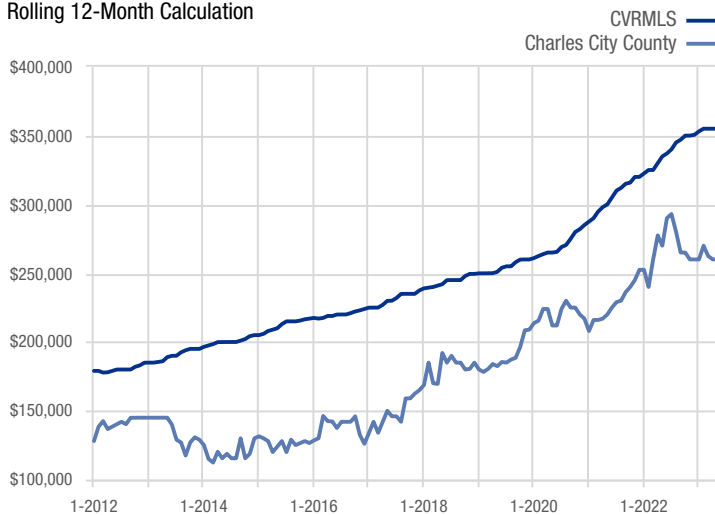
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	10	5	- 50.0%	37	27	- 27.0%
Pending Sales	9	6	- 33.3%	32	25	- 21.9%
Closed Sales	6	6	0.0%	26	16	- 38.5%
Days on Market Until Sale	20	21	+ 5.0%	23	47	+ 104.3%
Median Sales Price*	\$255,000	\$190,000	- 25.5%	\$280,000	\$265,689	- 5.1%
Average Sales Price*	\$409,333	\$203,546	- 50.3%	\$347,884	\$344,611	- 0.9%
Percent of Original List Price Received*	99.2%	102.0%	+ 2.8%	99.9%	97.1%	- 2.8%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

Condo/Town	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% 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.

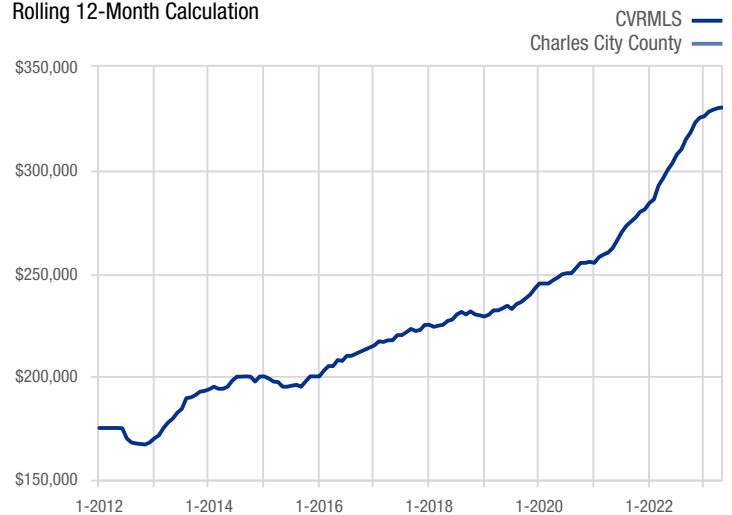
Median Sales Price - Single-Family

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.