

Local Market Update – May 2023

A Research Tool Provided by Central Virginia Regional MLS.



Mathews County

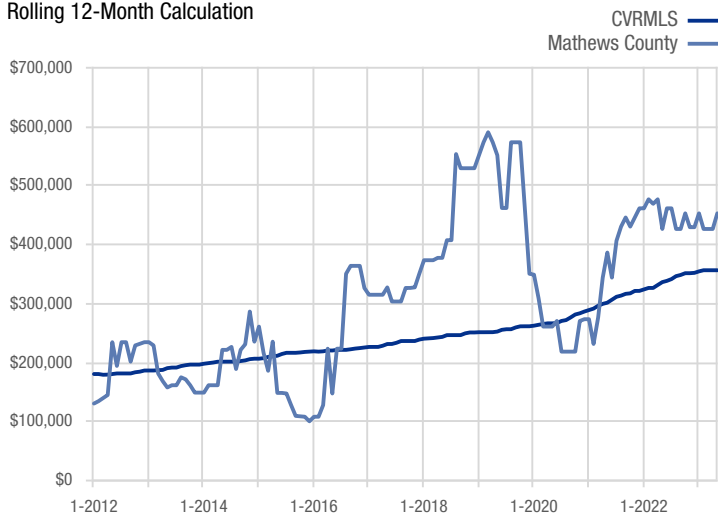
Single Family	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	3	2	- 33.3%	23	15	- 34.8%
Pending Sales	4	1	- 75.0%	14	15	+ 7.1%
Closed Sales	5	0	- 100.0%	9	12	+ 33.3%
Days on Market Until Sale	8	—	—	45	49	+ 8.9%
Median Sales Price*	\$299,950	—	—	\$299,950	\$384,250	+ 28.1%
Average Sales Price*	\$363,390	—	—	\$524,711	\$450,350	- 14.2%
Percent of Original List Price Received*	99.1%	—	—	97.8%	92.8%	- 5.1%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	3.5	1.8	- 48.6%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	1	—	0	1	—
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	1	0	- 100.0%	—	—	—
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.

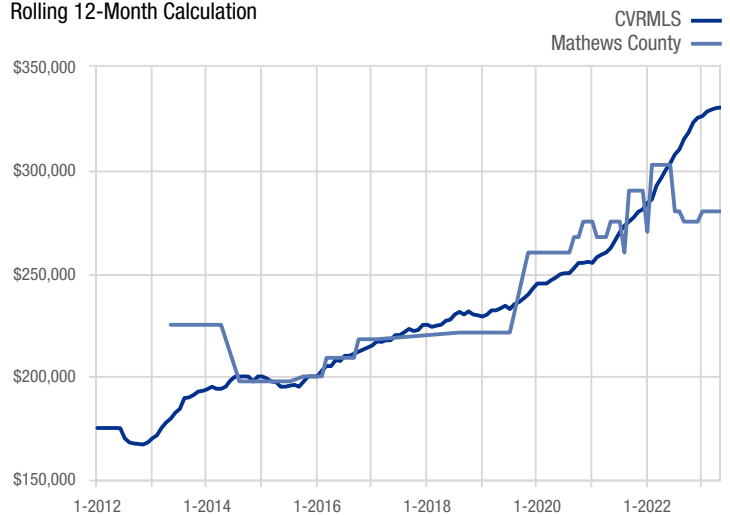
Median Sales Price - Single-Family

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.