

# Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Charles City County

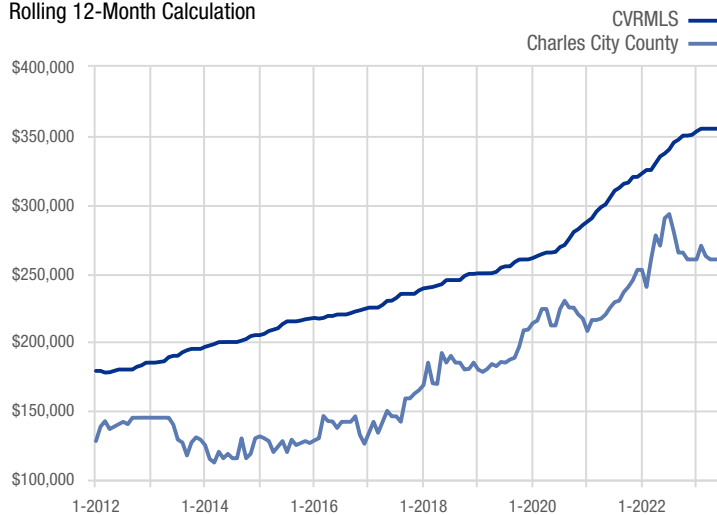
Single Family	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	8	5	- 37.5%	45	32	- 28.9%
Pending Sales	3	6	+ 100.0%	35	31	- 11.4%
Closed Sales	8	10	+ 25.0%	34	26	- 23.5%
Days on Market Until Sale	22	17	- 22.7%	23	36	+ 56.5%
Median Sales Price*	\$343,750	<b>\$272,500</b>	- 20.7%	\$293,000	<b>\$268,189</b>	- 8.5%
Average Sales Price*	\$325,000	<b>\$320,050</b>	- 1.5%	\$342,500	<b>\$335,165</b>	- 2.1%
Percent of Original List Price Received*	104.6%	<b>99.8%</b>	- 4.6%	101.0%	<b>98.1%</b>	- 2.9%
Inventory of Homes for Sale	12	4	- 66.7%	—	—	—
Months Supply of Inventory	2.3	<b>0.9</b>	- 60.9%	—	—	—

Condo/Town	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% 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.

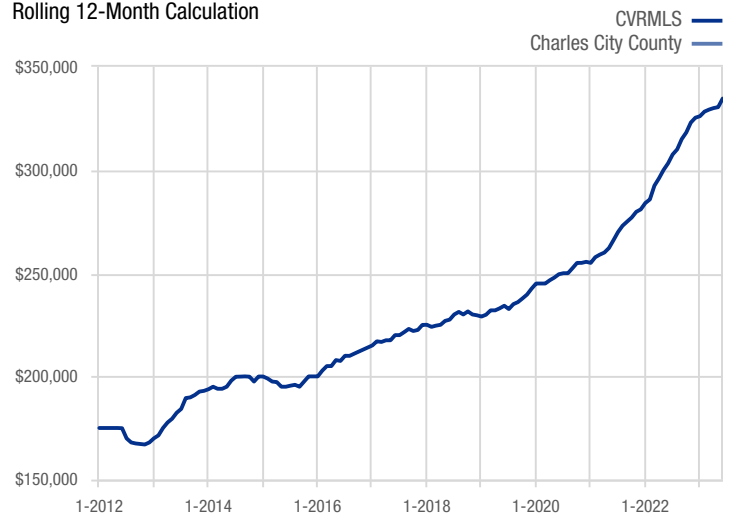
### Median Sales Price - Single-Family

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.