

Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

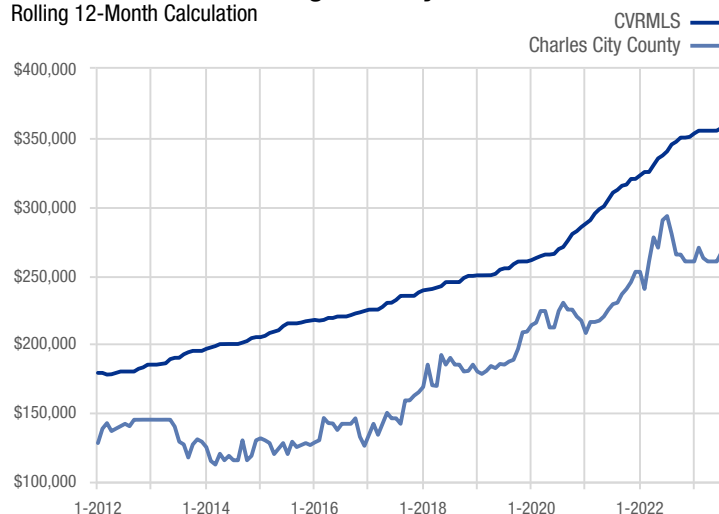
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	2	3	+ 50.0%	47	35	- 25.5%
Pending Sales	2	2	0.0%	37	33	- 10.8%
Closed Sales	6	5	- 16.7%	40	31	- 22.5%
Days on Market Until Sale	10	30	+ 200.0%	21	35	+ 66.7%
Median Sales Price*	\$230,000	\$315,000	+ 37.0%	\$280,000	\$275,000	- 1.8%
Average Sales Price*	\$221,875	\$886,580	+ 299.6%	\$324,406	\$424,103	+ 30.7%
Percent of Original List Price Received*	101.5%	98.1%	- 3.3%	101.1%	98.1%	- 3.0%
Inventory of Homes for Sale	11	5	- 54.5%	—	—	—
Months Supply of Inventory	2.2	1.1	- 50.0%	—	—	—

Condo/Town	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% 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.

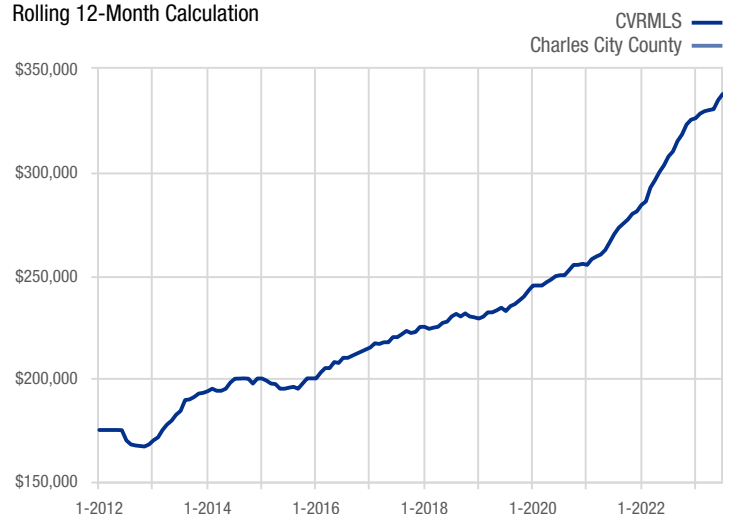
Median Sales Price - Single-Family

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.