

# Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Mathews County

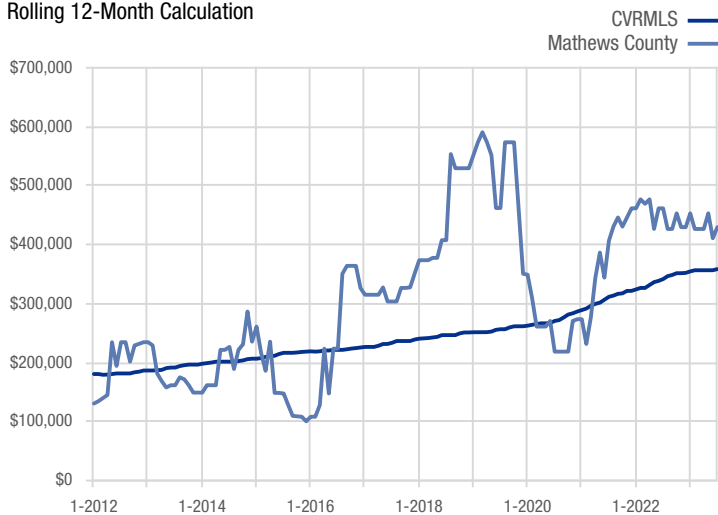
Single Family	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	5	1	- 80.0%	30	22	- 26.7%
Pending Sales	3	2	- 33.3%	19	20	+ 5.3%
Closed Sales	1	4	+ 300.0%	17	19	+ 11.8%
Days on Market Until Sale	83	7	- 91.6%	35	35	0.0%
Median Sales Price*	\$249,900	<b>\$789,000</b>	+ 215.7%	\$425,000	<b>\$393,600</b>	- 7.4%
Average Sales Price*	\$249,900	<b>\$760,725</b>	+ 204.4%	\$629,365	<b>\$509,268</b>	- 19.1%
Percent of Original List Price Received*	92.6%	<b>103.4%</b>	+ 11.7%	95.6%	<b>94.7%</b>	- 0.9%
Inventory of Homes for Sale	10	7	- 30.0%	—	—	—
Months Supply of Inventory	3.7	2.6	- 29.7%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Days on Market Until Sale	31	30	- 3.2%	24	30	+ 25.0%
Median Sales Price*	\$279,950	<b>\$304,000</b>	+ 8.6%	\$274,975	<b>\$304,000</b>	+ 10.6%
Average Sales Price*	\$279,950	<b>\$304,000</b>	+ 8.6%	\$274,975	<b>\$304,000</b>	+ 10.6%
Percent of Original List Price Received*	100.0%	<b>95.1%</b>	- 4.9%	99.1%	<b>95.1%</b>	- 4.0%
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.

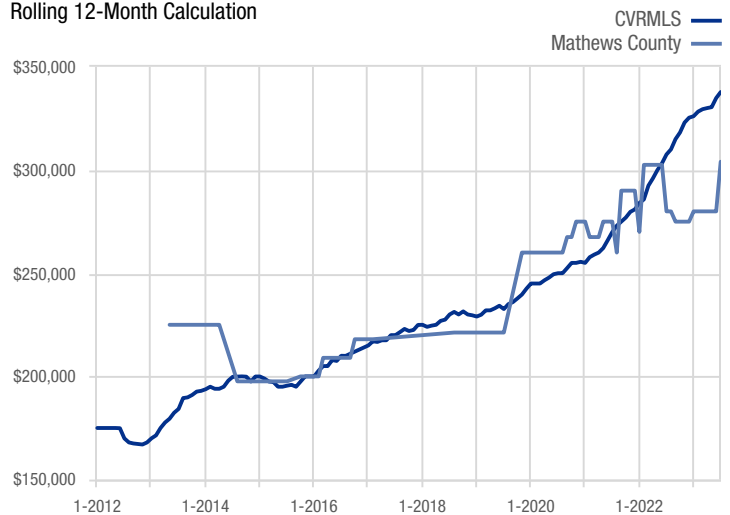
### Median Sales Price - Single-Family

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.