Local Market Update – August 2023

A Research Tool Provided by Central Virginia Regional MLS.

CVRMLS

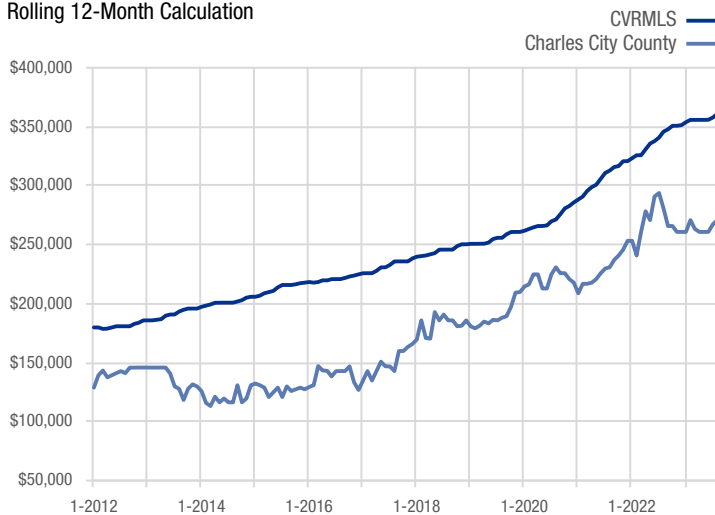# Charles City County

Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	5	2	- 60.0%	52	37	- 28.8%
Pending Sales	4	2	- 50.0%	41	35	- 14.6%
Closed Sales	4	3	- 25.0%	44	34	- 22.7%
Days on Market Until Sale	15	16	+ 6.7%	20	33	+ 65.0%
Median Sales Price*	$247,500	$456,000	+ 84.2%	$265,000	$276,500	+ 4.3%
Average Sales Price*	$473,750	$632,567	+ 33.5%	$337,983	$442,496	+ 30.9%
Percent of Original List Price Received*	99.7%	99.0%	- 0.7%	101.0%	98.2%	- 2.8%
Inventory of Homes for Sale	10	5	- 50.0%	—	—	—
Months Supply of Inventory	2.0	1.1	- 45.0%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% 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.
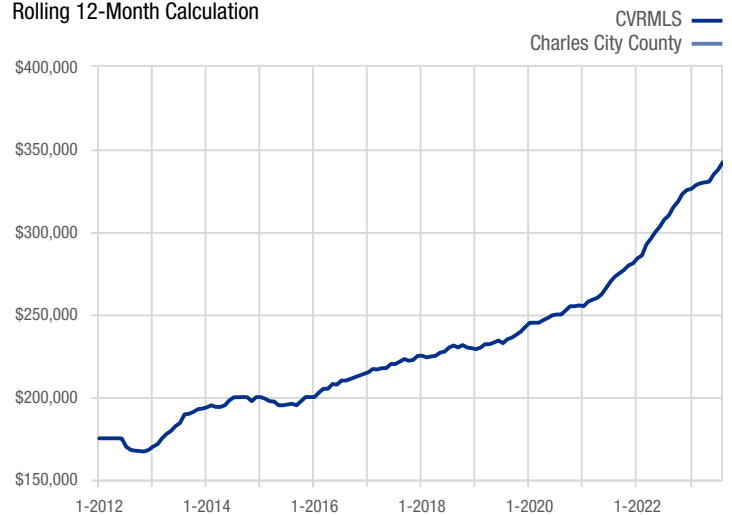
Median Sales Price - Single-Family
Rolling 12-Month Calculation

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.