

Local Market Update – August 2023

A Research Tool Provided by Central Virginia Regional MLS.



Mathews County

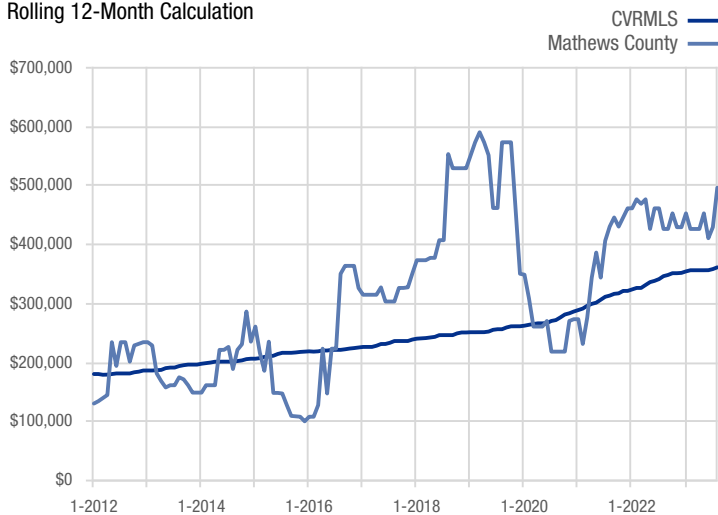
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	2	2	0.0%	32	24	- 25.0%
Pending Sales	3	3	0.0%	22	23	+ 4.5%
Closed Sales	4	1	- 75.0%	21	20	- 4.8%
Days on Market Until Sale	11	20	+ 81.8%	30	34	+ 13.3%
Median Sales Price*	\$374,500	\$950,000	+ 153.7%	\$425,000	\$454,300	+ 6.9%
Average Sales Price*	\$368,488	\$950,000	+ 157.8%	\$579,674	\$531,305	- 8.3%
Percent of Original List Price Received*	100.5%	95.2%	- 5.3%	96.6%	94.7%	- 2.0%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	2.9	1.8	- 37.9%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	24	30	+ 25.0%
Median Sales Price*	—	—	—	\$274,975	\$304,000	+ 10.6%
Average Sales Price*	—	—	—	\$274,975	\$304,000	+ 10.6%
Percent of Original List Price Received*	—	—	—	99.1%	95.1%	- 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.

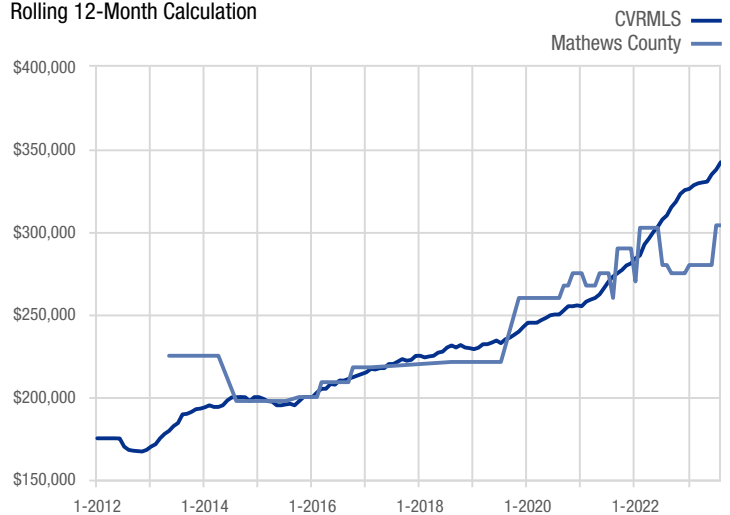
Median Sales Price - Single-Family

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.