

Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

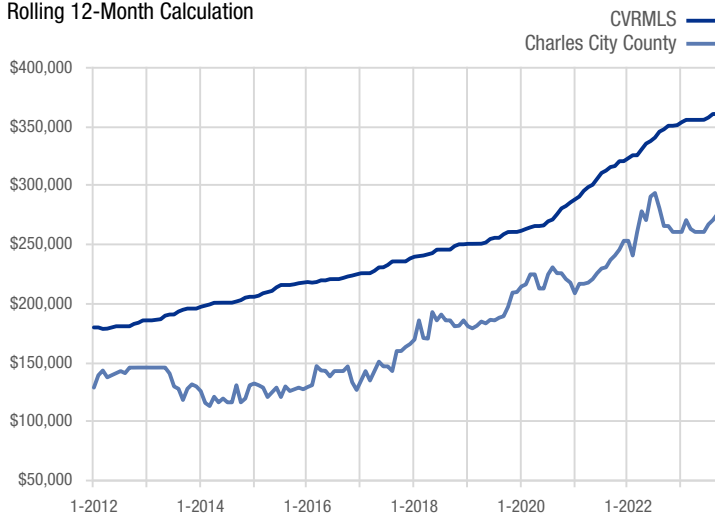
Single Family	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	11	5	- 54.5%	63	42	- 33.3%
Pending Sales	9	2	- 77.8%	50	37	- 26.0%
Closed Sales	3	2	- 33.3%	47	36	- 23.4%
Days on Market Until Sale	18	7	- 61.1%	20	32	+ 60.0%
Median Sales Price*	\$63,500	\$249,500	+ 292.9%	\$260,000	\$276,500	+ 6.3%
Average Sales Price*	\$124,500	\$249,500	+ 100.4%	\$324,356	\$431,774	+ 33.1%
Percent of Original List Price Received*	88.7%	109.5%	+ 23.4%	100.2%	98.8%	- 1.4%
Inventory of Homes for Sale	11	7	- 36.4%	—	—	—
Months Supply of Inventory	2.1	1.8	- 14.3%	—	—	—

Condo/Town	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% 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.

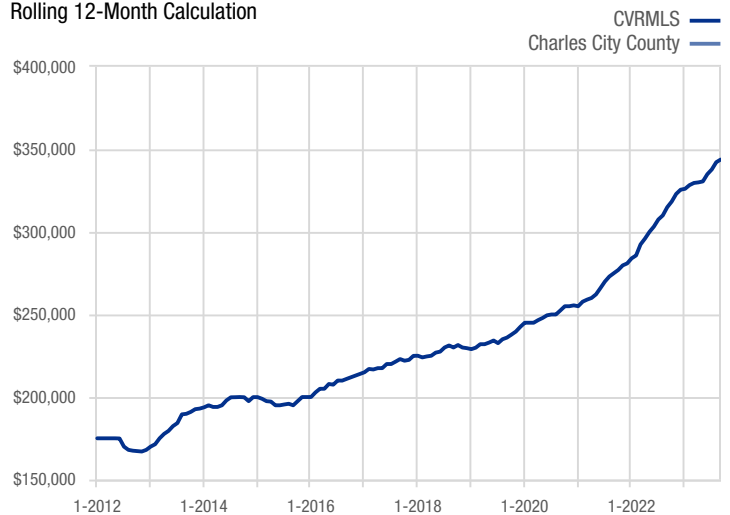
Median Sales Price - Single-Family

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.