

Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



Mathews County

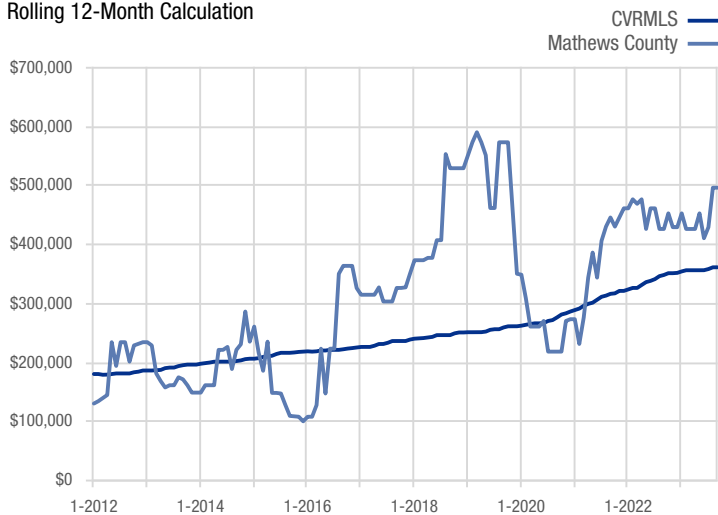
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	2	2	0.0%	34	26	- 23.5%
Pending Sales	2	2	0.0%	24	25	+ 4.2%
Closed Sales	1	3	+ 200.0%	22	23	+ 4.5%
Days on Market Until Sale	46	68	+ 47.8%	31	39	+ 25.8%
Median Sales Price*	\$95,000	\$442,900	+ 366.2%	\$374,500	\$442,900	+ 18.3%
Average Sales Price*	\$95,000	\$499,300	+ 425.6%	\$557,643	\$527,130	- 5.5%
Percent of Original List Price Received*	86.4%	96.3%	+ 11.5%	96.1%	94.9%	- 1.2%
Inventory of Homes for Sale	8	3	- 62.5%	—	—	—
Months Supply of Inventory	3.1	1.1	- 64.5%	—	—	—

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

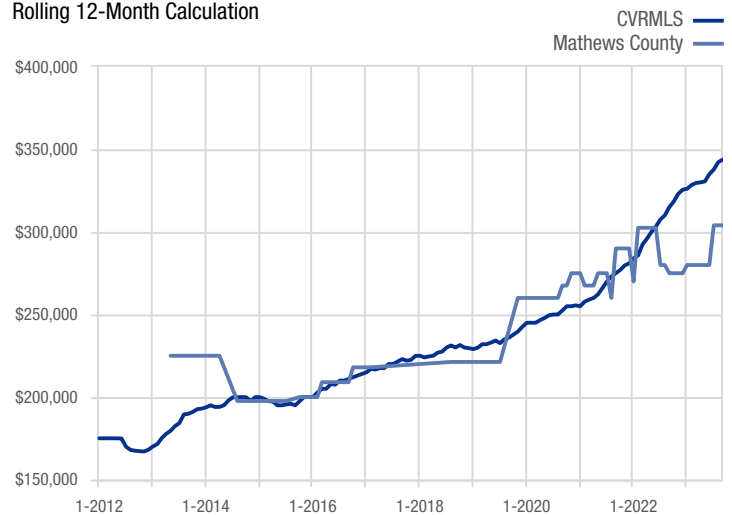
Median Sales Price - Single-Family

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.