

# Local Market Update – October 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Charles City County

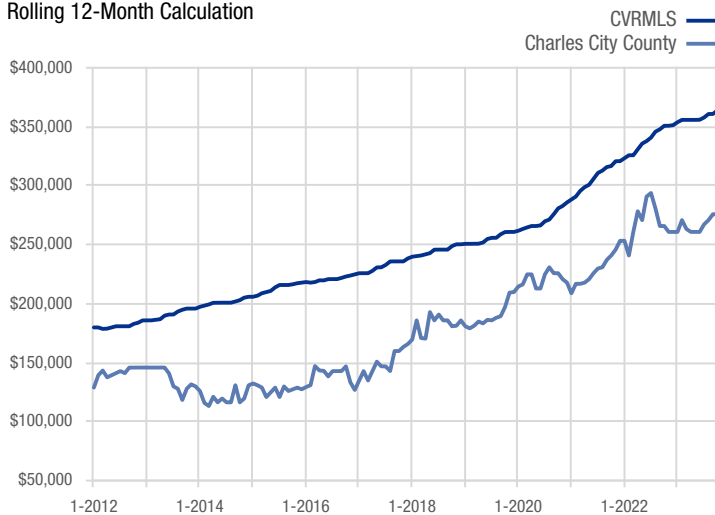
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	6	5	- 16.7%	69	47	- 31.9%
Pending Sales	5	5	0.0%	55	42	- 23.6%
Closed Sales	4	3	- 25.0%	51	39	- 23.5%
Days on Market Until Sale	53	8	- 84.9%	23	30	+ 30.4%
Median Sales Price*	\$247,000	<b>\$281,000</b>	+ 13.8%	\$260,000	<b>\$278,000</b>	+ 6.9%
Average Sales Price*	\$291,625	<b>\$246,433</b>	- 15.5%	\$321,789	<b>\$417,517</b>	+ 29.7%
Percent of Original List Price Received*	101.4%	<b>101.7%</b>	+ 0.3%	100.3%	<b>99.1%</b>	- 1.2%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Condo/Town	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% 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.

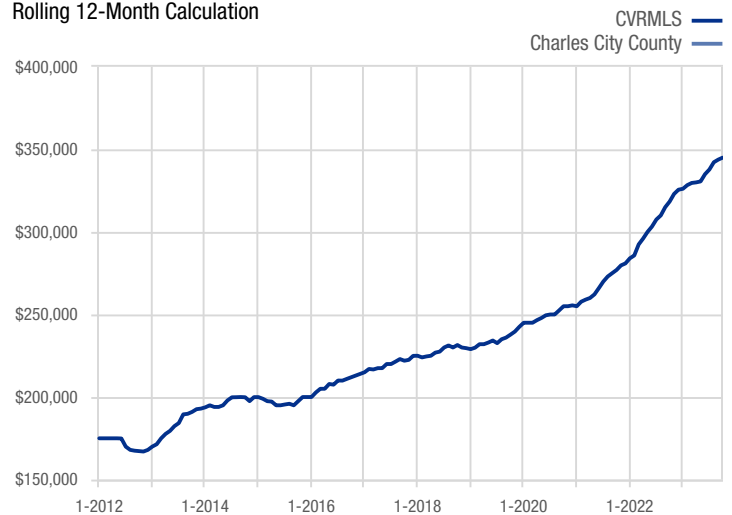
### Median Sales Price - Single-Family

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.