

Local Market Update – October 2023

A Research Tool Provided by Central Virginia Regional MLS.



Mathews County

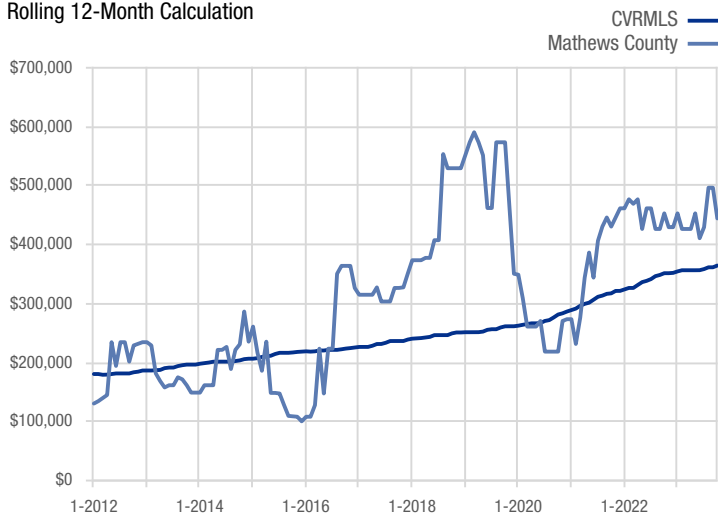
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	2	3	+ 50.0%	36	29	- 19.4%
Pending Sales	4	2	- 50.0%	28	27	- 3.6%
Closed Sales	4	1	- 75.0%	26	24	- 7.7%
Days on Market Until Sale	32	21	- 34.4%	31	38	+ 22.6%
Median Sales Price*	\$500,000	\$89,500	- 82.1%	\$426,500	\$418,250	- 1.9%
Average Sales Price*	\$490,750	\$89,500	- 81.8%	\$547,352	\$508,896	- 7.0%
Percent of Original List Price Received*	95.1%	100.0%	+ 5.2%	95.9%	95.1%	- 0.8%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

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

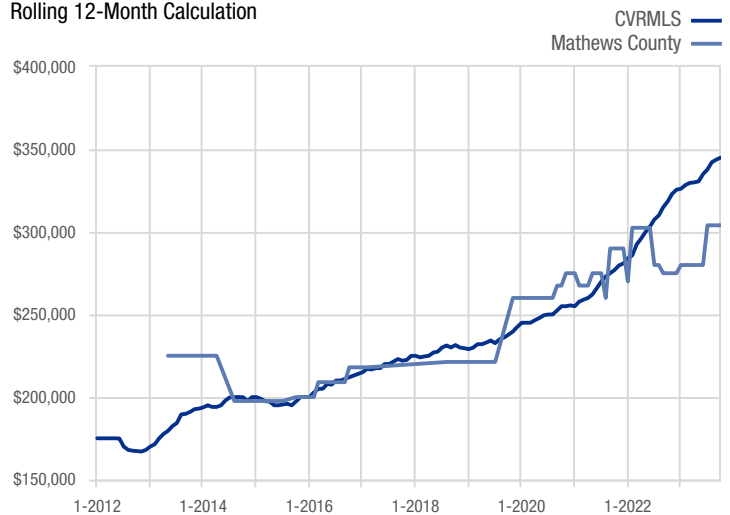
Median Sales Price - Single-Family

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.