

Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

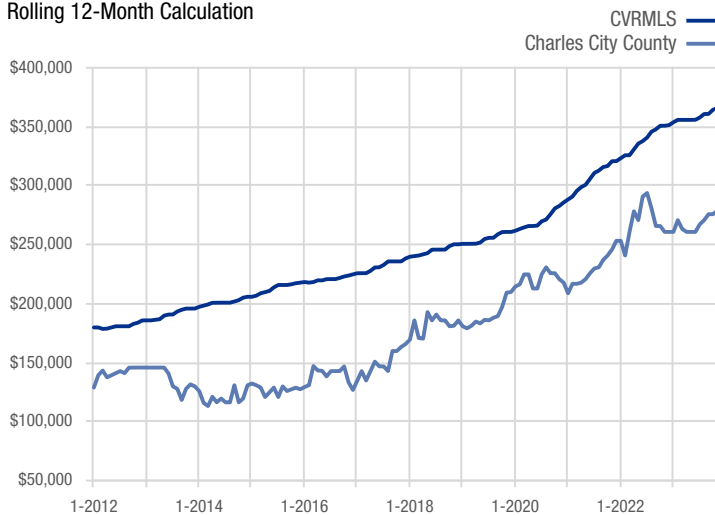
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	4	6	+ 50.0%	73	53	- 27.4%
Pending Sales	3	3	0.0%	58	45	- 22.4%
Closed Sales	11	2	- 81.8%	62	41	- 33.9%
Days on Market Until Sale	44	62	+ 40.9%	26	31	+ 19.2%
Median Sales Price*	\$260,000	\$315,000	+ 21.2%	\$260,000	\$278,000	+ 6.9%
Average Sales Price*	\$234,430	\$315,000	+ 34.4%	\$306,290	\$412,517	+ 34.7%
Percent of Original List Price Received*	101.1%	92.6%	- 8.4%	100.4%	98.7%	- 1.7%
Inventory of Homes for Sale	11	9	- 18.2%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% 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.

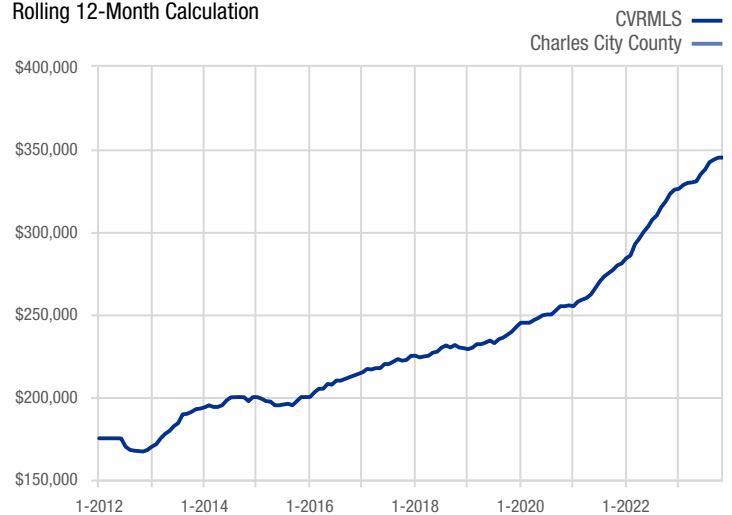
Median Sales Price - Single-Family

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.