

Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



Mathews County

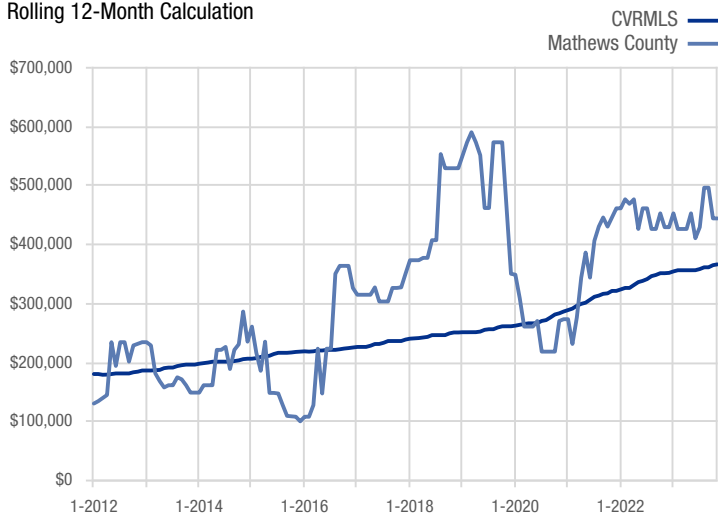
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	2	2	0.0%	38	33	- 13.2%
Pending Sales	0	3	—	28	30	+ 7.1%
Closed Sales	1	3	+ 200.0%	27	27	0.0%
Days on Market Until Sale	105	11	- 89.5%	34	35	+ 2.9%
Median Sales Price*	\$218,000	\$390,000	+ 78.9%	\$425,000	\$393,600	- 7.4%
Average Sales Price*	\$218,000	\$408,333	+ 87.3%	\$535,154	\$497,722	- 7.0%
Percent of Original List Price Received*	80.9%	98.4%	+ 21.6%	95.4%	95.5%	+ 0.1%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	2.6	1.9	- 26.9%	—	—	—

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

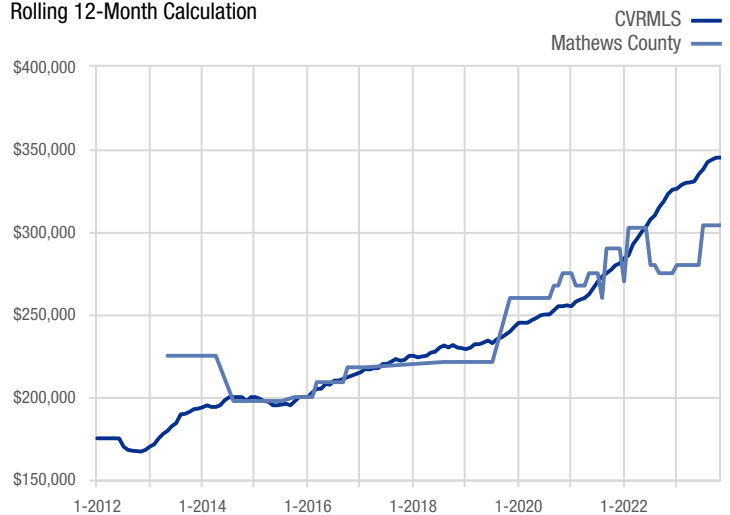
Median Sales Price - Single-Family

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.