

# Local Market Update – December 2023

A Research Tool Provided by Central Virginia Regional MLS.



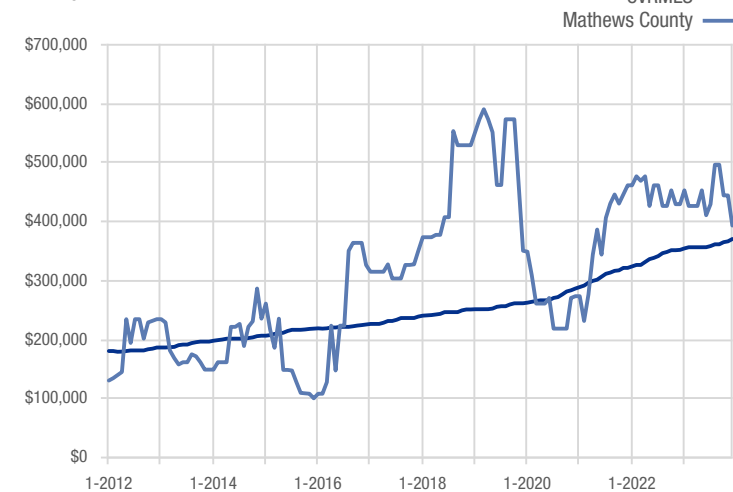
## Mathews County

Single Family	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	2	+ 100.0%	39	35	- 10.3%
Pending Sales	1	2	+ 100.0%	29	32	+ 10.3%
Closed Sales	2	5	+ 150.0%	29	32	+ 10.3%
Days on Market Until Sale	14	59	+ 321.4%	32	39	+ 21.9%
Median Sales Price*	\$900,000	\$375,000	- 58.3%	\$428,000	\$391,800	- 8.5%
Average Sales Price*	\$900,000	\$487,400	- 45.8%	\$560,316	\$496,109	- 11.5%
Percent of Original List Price Received*	104.2%	94.5%	- 9.3%	96.0%	95.3%	- 0.7%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

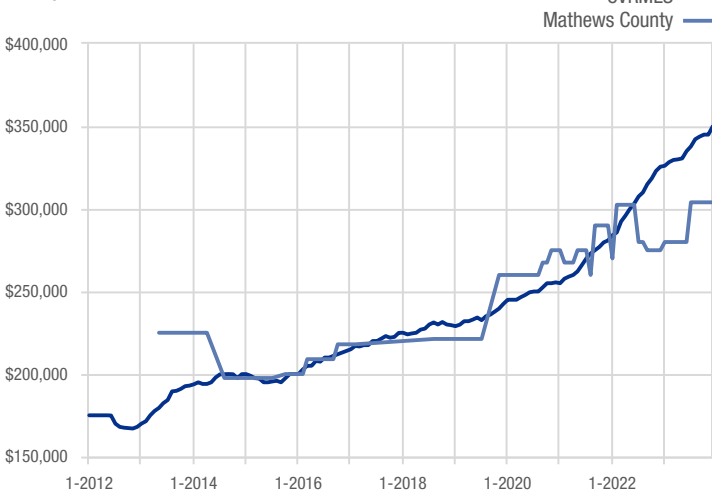
Condo/Town	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	1	—	1	2	+ 100.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	24	30	+ 25.0%
Median Sales Price*	—	—	—	\$274,975	\$304,000	+ 10.6%
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	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

\* 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



### Median Sales Price - Condo/Town



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.