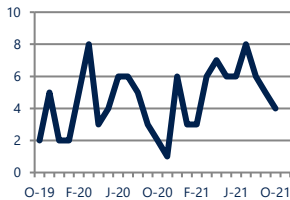




### Units Sold

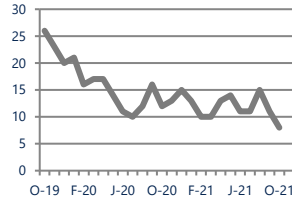
4



**Up**  
Vs. Year Ago

### Active Inventory

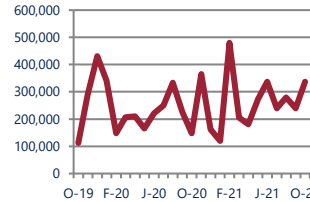
8



**Down -33%**  
Vs. Year Ago

### Median Sale Price

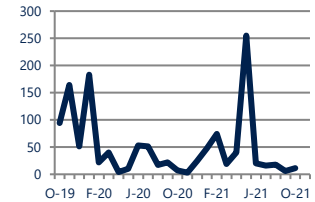
\$337,500



**Up**  
Vs. Year Ago

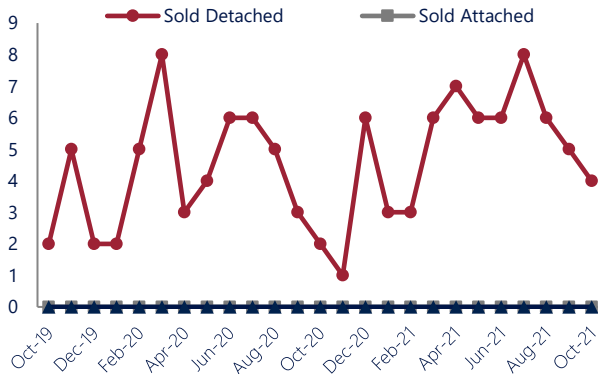
### Days On Market

11



**Up**  
Vs. Year Ago

### Units Sold\*



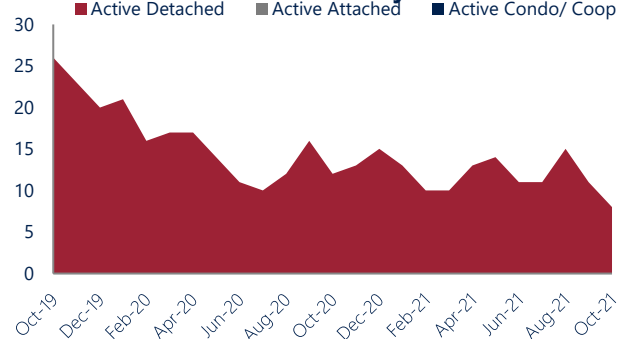
### Units Sold

With relatively few transactions, there was a decrease in total units sold in October, with 4 sold this month in Charles City County. This month's total units sold was higher than at this time last year, an increase from October 2020.

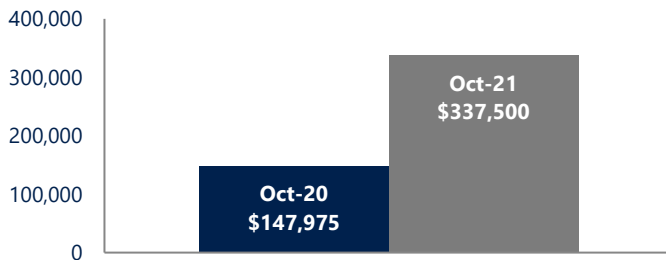
### Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 33%. The total number of active inventory this October was 8 compared to 12 in October 2020. This month's total of 8 is lower than the previous month's total supply of available inventory of 11, a decrease of 27%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last October, the median sale price for Charles City County Homes was \$147,975. This October, the median sale price was \$337,500, an increase of \$189,525 compared to last year. The current median sold price is higher than in September. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



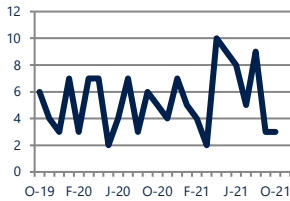
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.





### New Listings

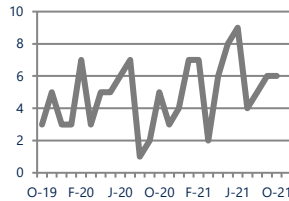
3



**Down -40%**  
Vs. Year Ago

### Current Contracts

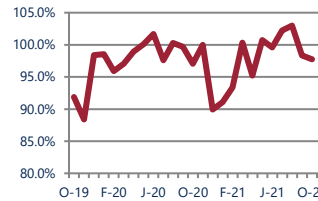
6



**Up 20%**  
Vs. Year Ago

### Sold Vs. List Price

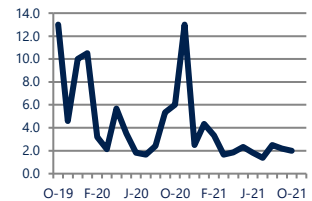
97.7%



**Up 0.7%**  
Vs. Year Ago

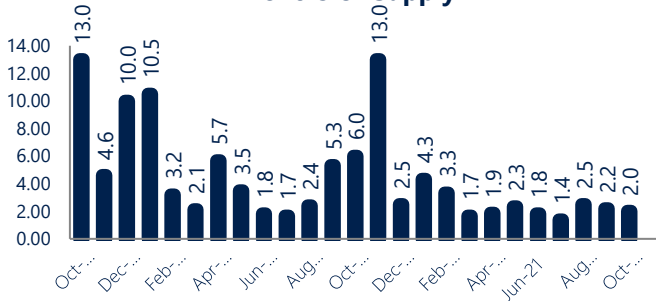
### Months of Supply

2.0



**Down -67%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In October, there was 2.0 months of supply available in Charles City County, compared to 6.0 in October 2020. That is a decrease of 67% versus a year ago.

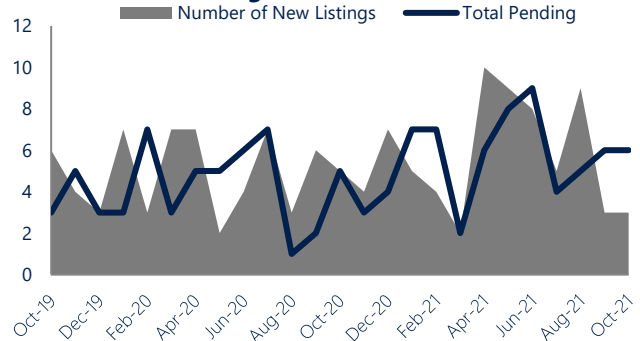
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

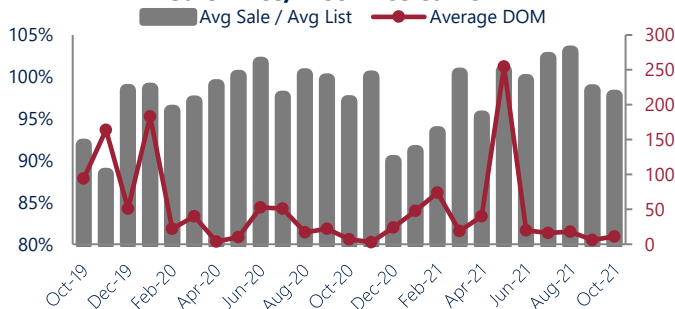
This month there were 3 homes newly listed for sale in Charles City County compared to 5 in October 2020, a decrease of 40%.

There were 6 current contracts pending sale this October compared to 5 a year ago. The number of current contracts remained stable as compared to last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Charles City County was 97.7% of the average list price, which is 0.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 11, higher than the average last year, which was 7. This increase was impacted by the limited number of sales.



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