Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.

CVRMLS

Charles City County

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	3	6	+ 100.0%	26	16	- 38.5%
Pending Sales	4	8	+ 100.0%	24	15	- 37.5%
Closed Sales	6	3	- 50.0%	22	6	- 72.7%
Days on Market Until Sale	21	11	- 47.6%	24	7	- 70.8%
Median Sales Price*	$280,000	$310,000	+ 10.7%	$280,000	$294,000	+ 5.0%
Average Sales Price*	$335,800	$313,430	- 6.7%	$302,014	$298,465	- 1.2%
Percent of Original List Price Received*	101.8%	102.2%	+ 0.4%	96.7%	101.8%	+ 5.3%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	1.5	1.1	- 26.7%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% 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.
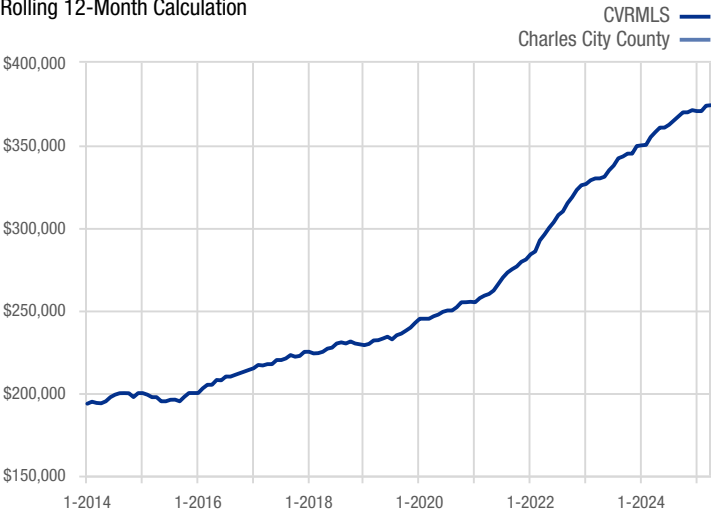
Median Sales Price - Single-Family
Rolling 12-Month Calculation
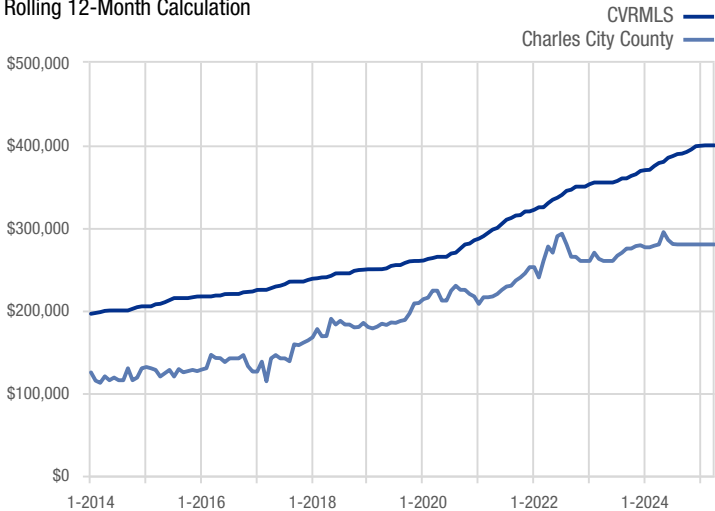
Median Sales Price - Condo/Town
Rolling 12-Month Calculation

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.