

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	2	+ 100.0%	60	50	- 16.7%
Pending Sales	1	5	+ 400.0%	54	46	- 14.8%
Closed Sales	5	3	- 40.0%	59	40	- 32.2%
Days on Market Until Sale	44	2	- 95.5%	29	17	- 41.4%
Median Sales Price*	\$265,000	\$275,000	+ 3.8%	\$280,000	\$294,250	+ 5.1%
Average Sales Price*	\$306,000	\$257,000	- 16.0%	\$300,115	\$323,341	+ 7.7%
Percent of Original List Price Received*	96.9%	98.8%	+ 2.0%	99.0%	98.4%	- 0.6%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	1.1	1.0	- 9.1%	—	—	—

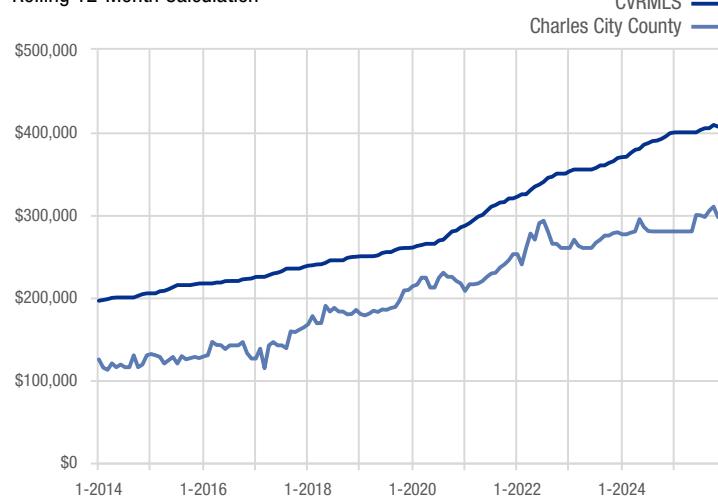
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% 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.

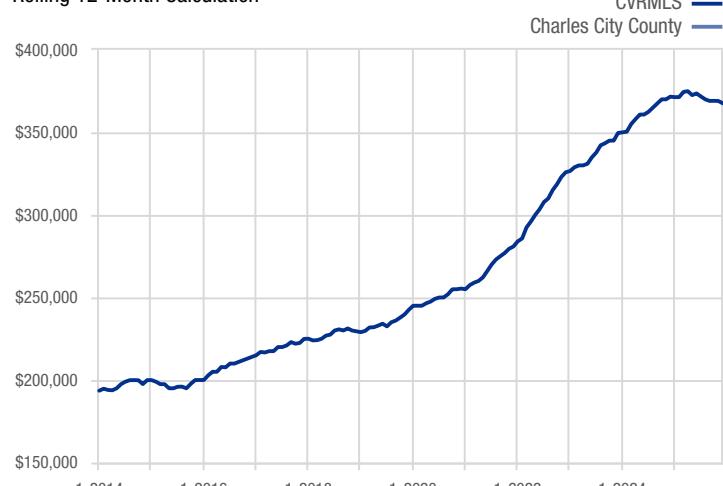
Median Sales Price - Single-Family

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.