

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Charlotte County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	1	- 50.0%	25	33	+ 32.0%
Pending Sales	2	1	- 50.0%	14	17	+ 21.4%
Closed Sales	1	0	- 100.0%	15	17	+ 13.3%
Days on Market Until Sale	68	—	—	40	42	+ 5.0%
Median Sales Price*	\$259,000	—	—	\$255,000	\$235,000	- 7.8%
Average Sales Price*	\$259,000	—	—	\$247,730	\$249,941	+ 0.9%
Percent of Original List Price Received*	97.7%	—	—	96.0%	98.0%	+ 2.1%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	3.9	4.8	+ 23.1%	—	—	—

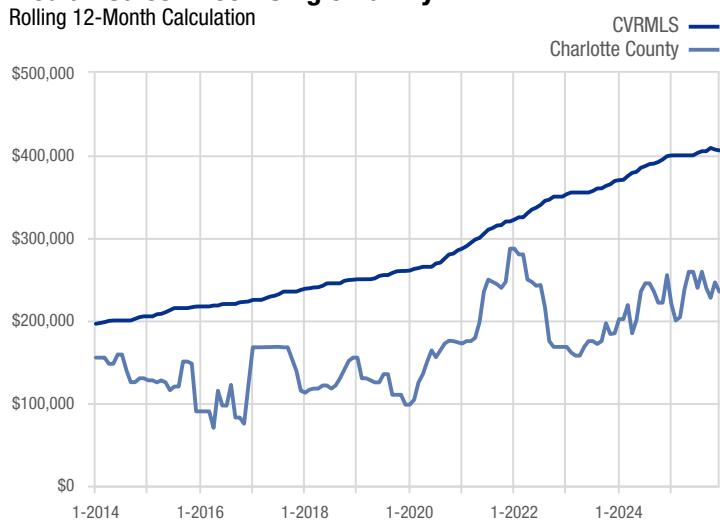
Condo/Town

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.

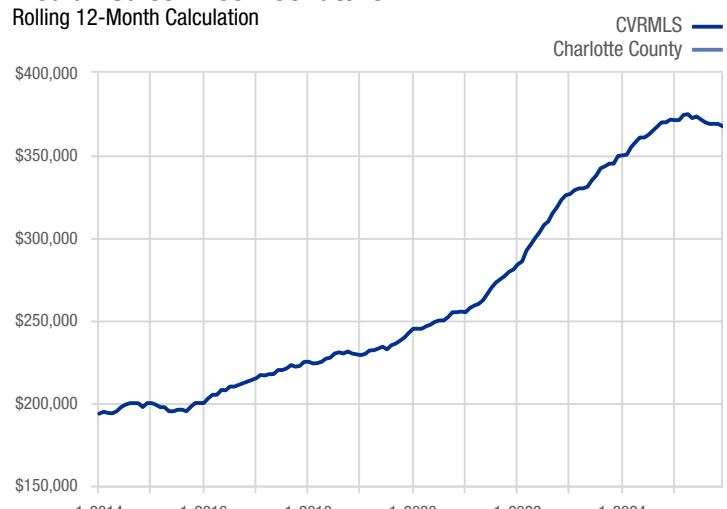
Median Sales Price - Single-Family

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.