

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



Charles City County

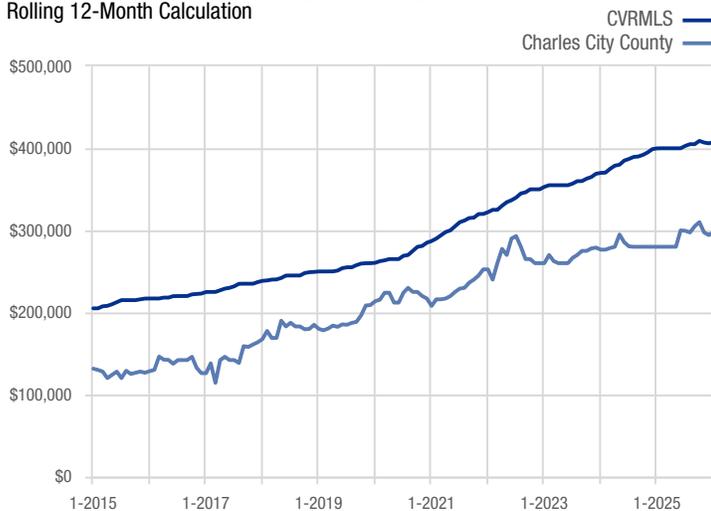
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	1	4	+ 300.0%	1	4	+ 300.0%
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Days on Market Until Sale	3	84	+ 2,700.0%	3	84	+ 2,700.0%
Median Sales Price*	\$278,000	\$306,000	+ 10.1%	\$278,000	\$306,000	+ 10.1%
Average Sales Price*	\$278,000	\$316,333	+ 13.8%	\$278,000	\$316,333	+ 13.8%
Percent of Original List Price Received*	104.9%	105.4%	+ 0.5%	104.9%	105.4%	+ 0.5%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.4	+ 100.0%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
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.

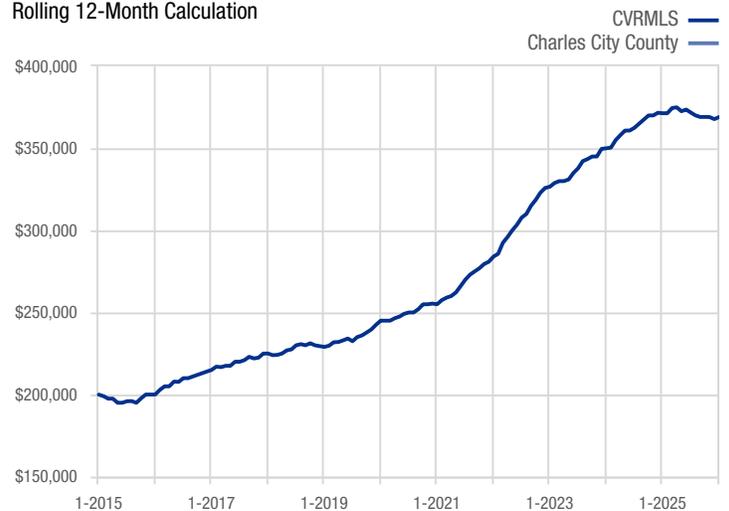
Median Sales Price - Single-Family

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.