

# Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



## Charles City County

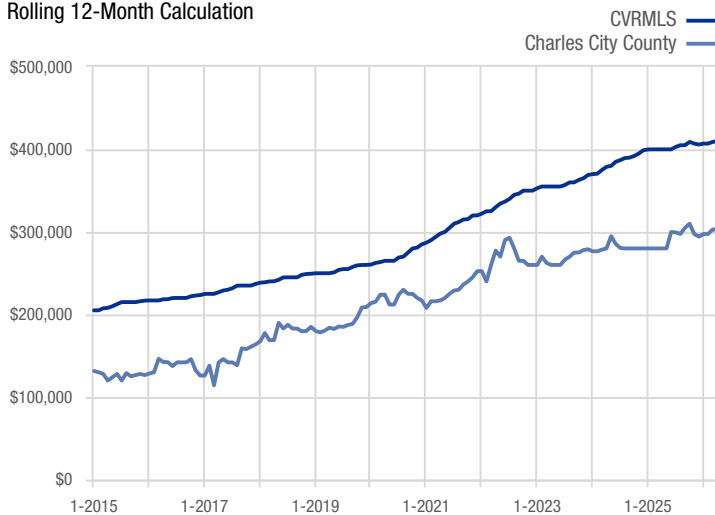
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	7	7	0.0%	17	28	+ 64.7%
Pending Sales	8	4	- 50.0%	14	18	+ 28.6%
Closed Sales	3	3	0.0%	6	16	+ 166.7%
Days on Market Until Sale	11	4	- 63.6%	7	38	+ 442.9%
Median Sales Price*	\$310,000	<b>\$320,000</b>	+ 3.2%	\$294,000	<b>\$329,500</b>	+ 12.1%
Average Sales Price*	\$313,430	<b>\$276,333</b>	- 11.8%	\$298,465	<b>\$407,844</b>	+ 36.6%
Percent of Original List Price Received*	102.2%	<b>96.9%</b>	- 5.2%	101.8%	<b>99.7%</b>	- 2.1%
Inventory of Homes for Sale	6	13	+ 116.7%	—	—	—
Months Supply of Inventory	1.5	2.9	+ 93.3%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
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.

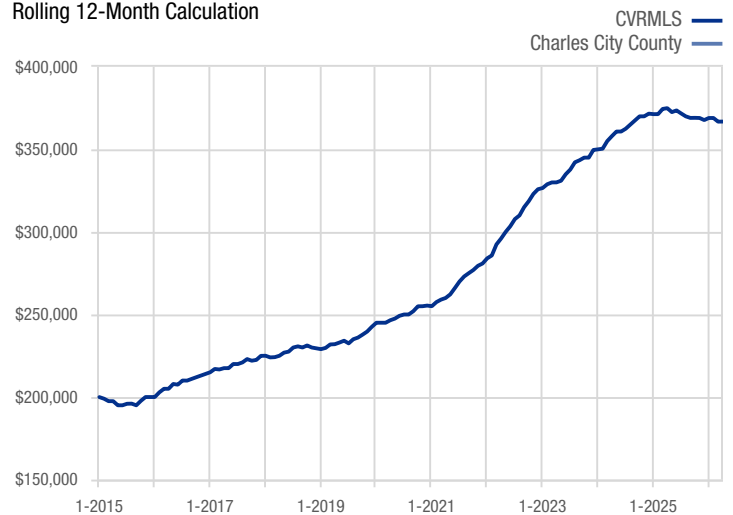
### Median Sales Price - Single-Family

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.