Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

Charles City County

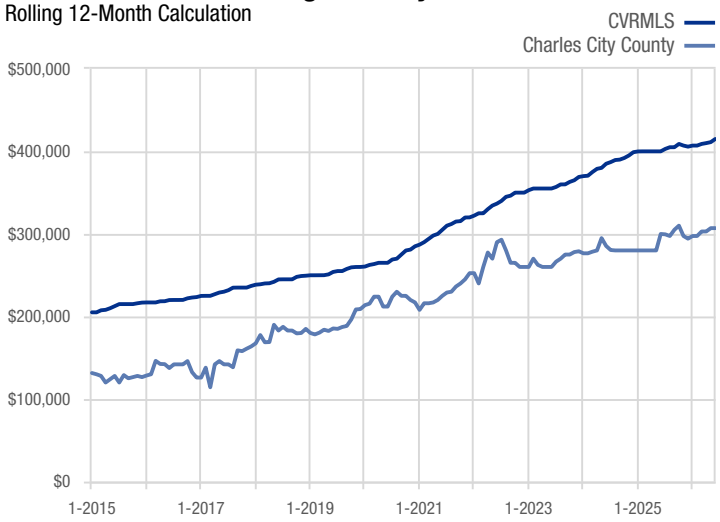
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	6	**7**	+ 16.7%	27	**37**	+ 37.0%
Pending Sales	6	**6**	0.0%	28	**31**	+ 10.7%
Closed Sales	4	**6**	+ 50.0%	21	**27**	+ 28.6%
Days on Market Until Sale	31	**21**	- 32.3%	14	**32**	+ 128.6%
Median Sales Price*	$362,250	**$317,500**	- 12.4%	$330,000	**$320,000**	- 3.0%
Average Sales Price*	$398,613	**$277,408**	- 30.4%	$341,818	**$367,980**	+ 7.7%
Percent of Original List Price Received*	98.9%	**100.2%**	+ 1.3%	101.3%	**99.7%**	- 1.6%
Inventory of Homes for Sale	6	**7**	+ 16.7%	—	**—**	—
Months Supply of Inventory	1.4	**1.6**	+ 14.3%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% 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.

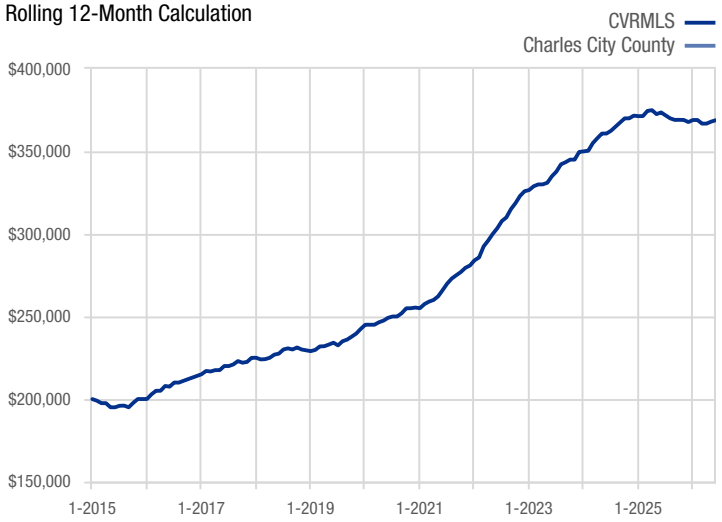
Median Sales Price - Single-Family

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.

Current as of July 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.