Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Charlotte County

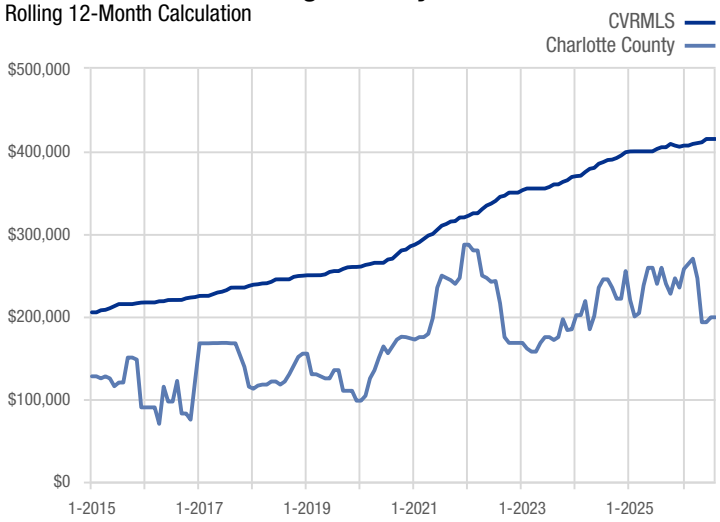
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	6	**1**	- 83.3%	27	**16**	- 40.7%
Pending Sales	1	**1**	0.0%	12	**9**	- 25.0%
Closed Sales	0	**0**	0.0%	12	**8**	- 33.3%
Days on Market Until Sale	—	**—**	—	44	**108**	+ 145.5%
Median Sales Price*	—	**—**	—	$277,450	**$226,000**	- 18.5%
Average Sales Price*	—	**—**	—	$281,875	**$261,313**	- 7.3%
Percent of Original List Price Received*	—	**—**	—	97.9%	**87.4%**	- 10.7%
Inventory of Homes for Sale	10	**6**	- 40.0%	—	**—**	—
Months Supply of Inventory	6.3	**3.9**	- 38.1%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% 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.

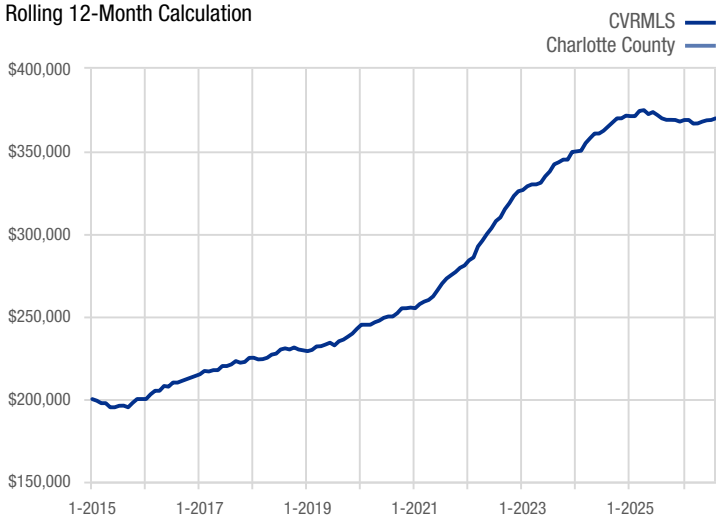
Median Sales Price - Single-Family

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 September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.