Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Charles City County

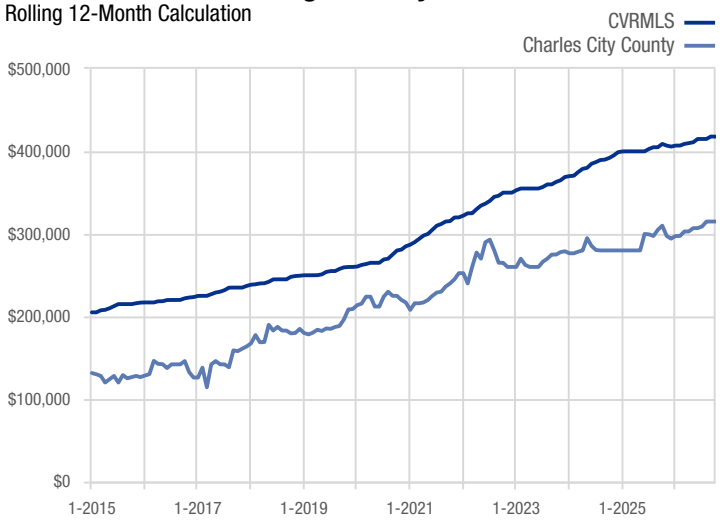
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**4**	0.0%	45	**53**	+ 17.8%
Pending Sales	6	**3**	- 50.0%	43	**45**	+ 4.7%
Closed Sales	3	**2**	- 33.3%	38	**44**	+ 15.8%
Days on Market Until Sale	80	**12**	- 85.0%	18	**38**	+ 111.1%
Median Sales Price*	$472,500	**$305,000**	- 35.4%	$310,000	**$321,503**	+ 3.7%
Average Sales Price*	$472,500	**$305,000**	- 35.4%	$345,383	**$370,281**	+ 7.2%
Percent of Original List Price Received*	88.9%	**99.3%**	+ 11.7%	99.9%	**98.7%**	- 1.2%
Inventory of Homes for Sale	8	**7**	- 12.5%	—	—	—
Months Supply of Inventory	1.8	**1.6**	- 11.1%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% 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.

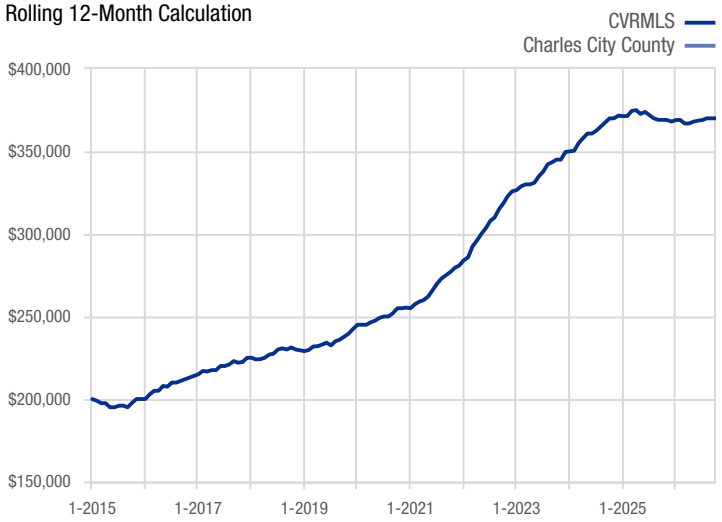
Median Sales Price - Single-Family

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