## **Local Market Update – October 2025**A Research Tool Provided by Central Virginia Regional MLS.

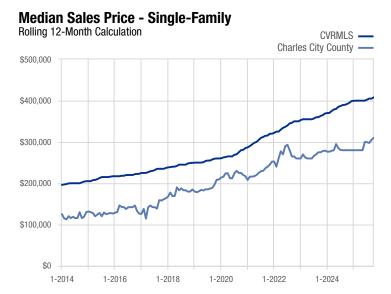


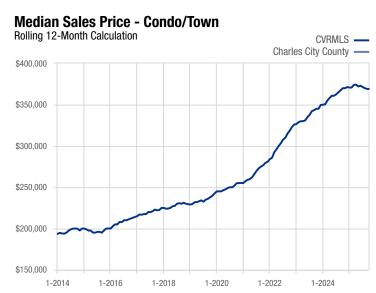
## **Charles City County**

Single Family	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	6	4	- 33.3%	56	45	- 19.6%
Pending Sales	6	5	- 16.7%	49	38	- 22.4%
Closed Sales	3	2	- 33.3%	49	33	- 32.7%
Days on Market Until Sale	19	80	+ 321.1%	25	18	- 28.0%
Median Sales Price*	\$239,900	\$472,500	+ 97.0%	\$280,000	\$310,000	+ 10.7%
Average Sales Price*	\$228,136	\$472,500	+ 107.1%	\$295,007	\$345,383	+ 17.1%
Percent of Original List Price Received*	99.6%	88.9%	- 10.7%	98.4%	99.9%	+ 1.5%
Inventory of Homes for Sale	8	7	- 12.5%		_	_
Months Supply of Inventory	1.7	1.8	+ 5.9%		_	

Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% 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	_			_	_	_

<sup>\*</sup> 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.





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.