THE LONG & FOSTER MARKET MINUTE

600.000

500.000

400.000

300.000

200,000

100,000

0

Units Sold

6

4

2

0

A01-23 Inu-53

Median Sale Price

\$324,500

A-23 A-23 D-23 A-24 A-24 D-24 A-25

Up 16%

Vs. Year Ago

Active Detached

FOCUS ON: CHARLES CITY COUNTY HOUSING MARKET

5

APRIL 2025

A-24 D-24

A-25

Days On Market

41

Up

Vs. Year Ago

Active Condo/ Coop

4e0-25 P61-25

70

60

50

40

30

20

10

0

There were no units sold in March, with 4 sold this month in Charles City County. This month's total units sold was lower than

at this time last year, a decrease of 33% versus April 2024.

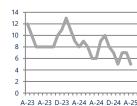
Active Inventory

Active Attached

A-23 A-23 D-23 A-24



Down -33%



Down -38%



Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 38%. The total number of active inventory this April was 5 compared to 8 in April 2024. This month's total of 5 is lower than the previous month's total supply of available inventory of 7, a decrease of 29%.



LONG & FOSTER

Median Sale Price

AUG?? 0000

Decilis 5e0-2A

Last April, the median sale price for Charles City County Homes was \$280,000. This April, the median sale price was \$324,500, an increase of 16% compared to last year.

APT.2A

JUN-24 AUGIZA 000.24

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's



knowledgeable and experienced sales associates Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.



THE LONG & FOSTER MARKET MINUTE

FOCUS ON: CHARLES CITY COUNTY HOUSING MARKET

Current Contracts

APRII 2025



Up 100% Vs. Year Ago



Up 167% Vs. Year Ago



Down -2.6% Vs. Year Ago

Months of Supply

1.3 6.0 3.0 0.0

> No Change Vs. Year Ago

A-23 A-23 D-23 A-24 A-24 D-24 A-25

Months of Supply

In April, there was 1.3 months of supply available in Charles City County. The amount of supply is similar compared to a year ago.

5.0

4.0

2.0

1.0

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.





New Listings & Current Contracts

This month there were 6 homes newly listed for sale in Charles City County compared to 3 in April 2024, an increase of 100%. There were 8 current contracts pending sale this April compared to 3 a year ago. The number of current contracts is 167% higher than last April.



Sale Price to List Price Ratio 60

In April, the average sale price in Charles City County was 102.2% of the average list price, which is 2.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 41, higher than the average last year, which was 21. This increase was impacted by the limited number of sales.



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