

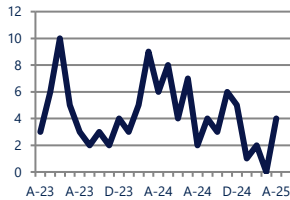
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHARLES CITY COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

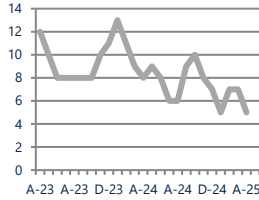
4



Down -33%
Vs. Year Ago

Active Inventory

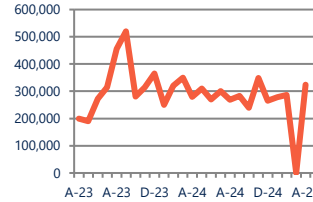
5



Down -38%
Vs. Year Ago

Median Sale Price

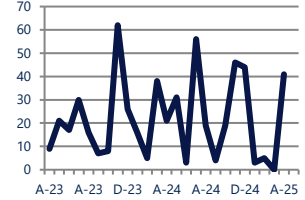
\$324,500



Up 16%
Vs. Year Ago

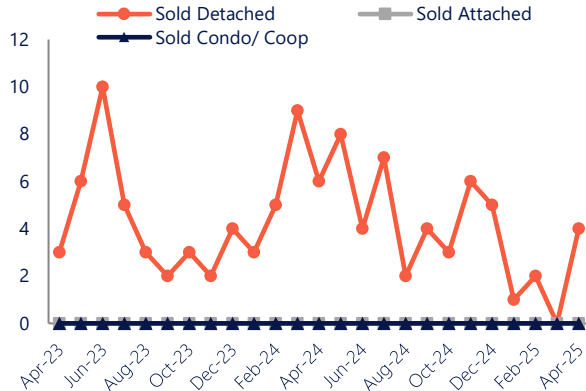
Days On Market

41



Up
Vs. Year Ago

Units Sold*



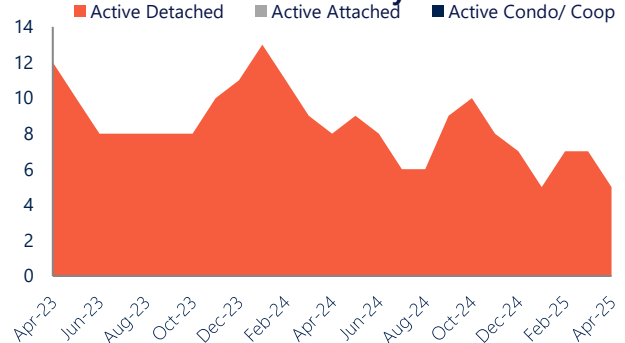
Units Sold

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.

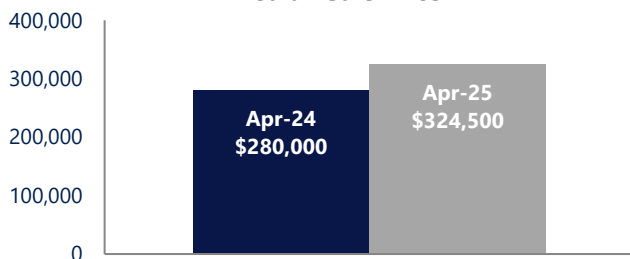
Active Inventory

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%.

Active Inventory*



Median Sale Price



Median Sale Price

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.

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

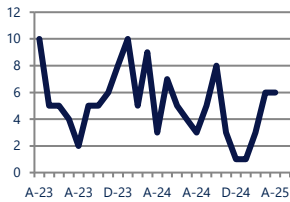
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHARLES CITY COUNTY HOUSING MARKET**

APRIL 2025

New Listings

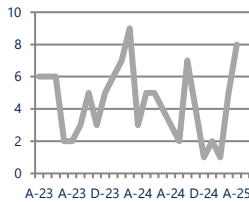
6



Up 100%
Vs. Year Ago

Current Contracts

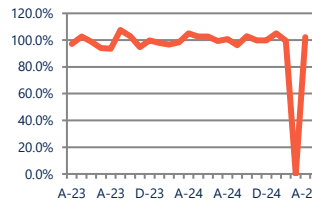
8



Up 167%
Vs. Year Ago

Sold Vs. List Price

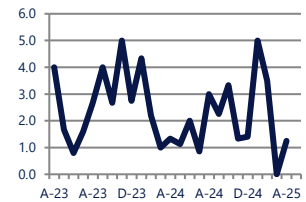
102.2%



Down -2.6%
Vs. Year Ago

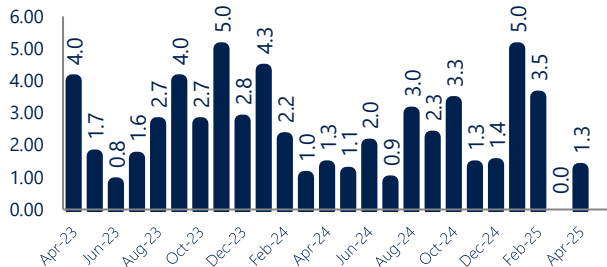
Months of Supply

1.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

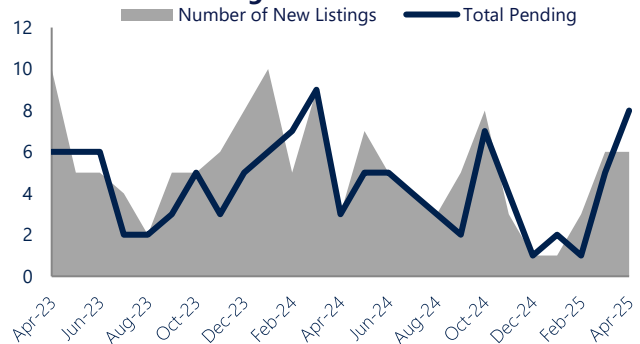
In April, there was 1.3 months of supply available in Charles City County. The amount of supply is similar compared to a year ago.

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.

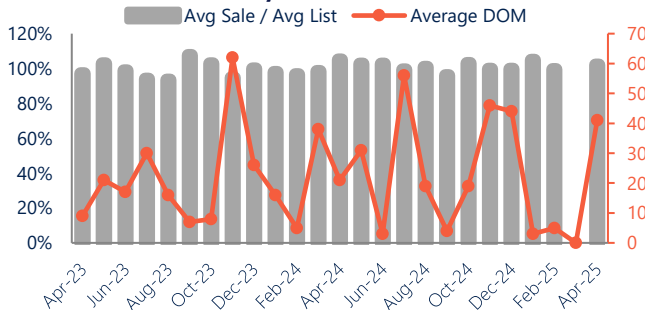
New Listings & Current Contracts

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.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

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.