

# Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



## James City County

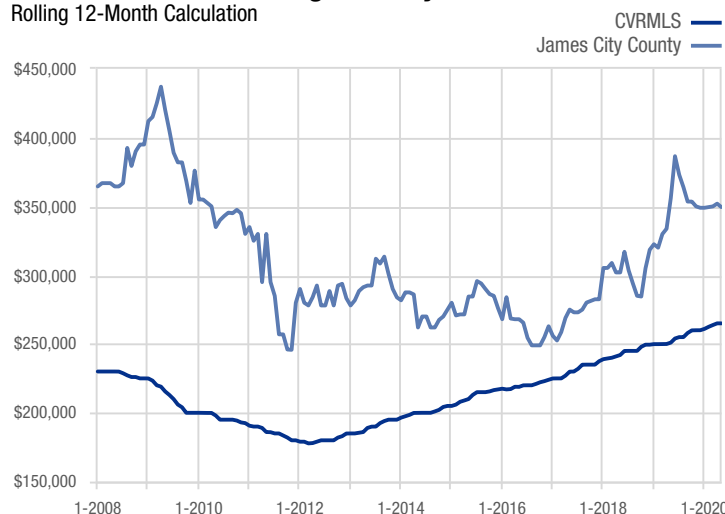
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	43	35	- 18.6%	171	145	- 15.2%
Pending Sales	33	33	0.0%	97	104	+ 7.2%
Closed Sales	24	19	- 20.8%	60	87	+ 45.0%
Days on Market Until Sale	61	93	+ 52.5%	56	76	+ 35.7%
Median Sales Price*	\$406,000	\$380,000	- 6.4%	\$389,375	\$373,000	- 4.2%
Average Sales Price*	\$426,577	\$414,150	- 2.9%	\$393,311	\$392,460	- 0.2%
Percent of Original List Price Received*	97.2%	97.5%	+ 0.3%	97.9%	97.5%	- 0.4%
Inventory of Homes for Sale	92	67	- 27.2%	—	—	—
Months Supply of Inventory	8.4	3.5	- 58.3%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	1	2	+ 100.0%	23	20	- 13.0%
Pending Sales	4	8	+ 100.0%	16	10	- 37.5%
Closed Sales	6	1	- 83.3%	14	7	- 50.0%
Days on Market Until Sale	38	32	- 15.8%	59	37	- 37.3%
Median Sales Price*	\$183,250	\$118,000	- 35.6%	\$193,000	\$247,000	+ 28.0%
Average Sales Price*	\$187,083	\$118,000	- 36.9%	\$243,011	\$309,357	+ 27.3%
Percent of Original List Price Received*	98.3%	96.7%	- 1.6%	99.6%	98.2%	- 1.4%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	3.8	3.4	- 10.5%	—	—	—

\* 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.

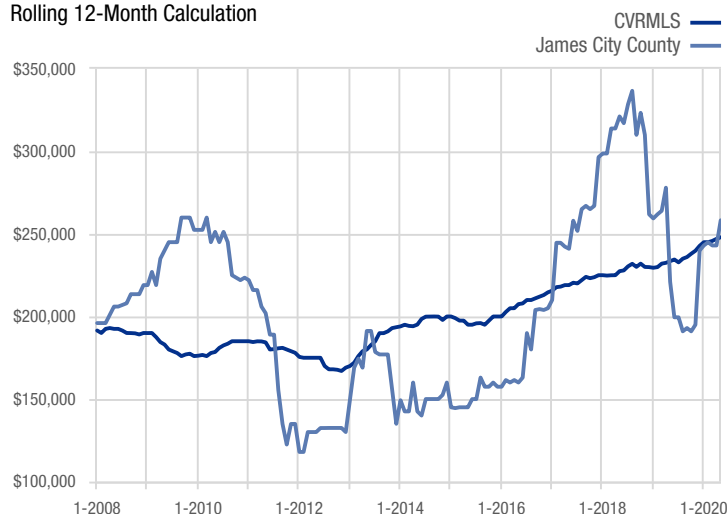
### Median Sales Price - Single-Family

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.