

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



James City County

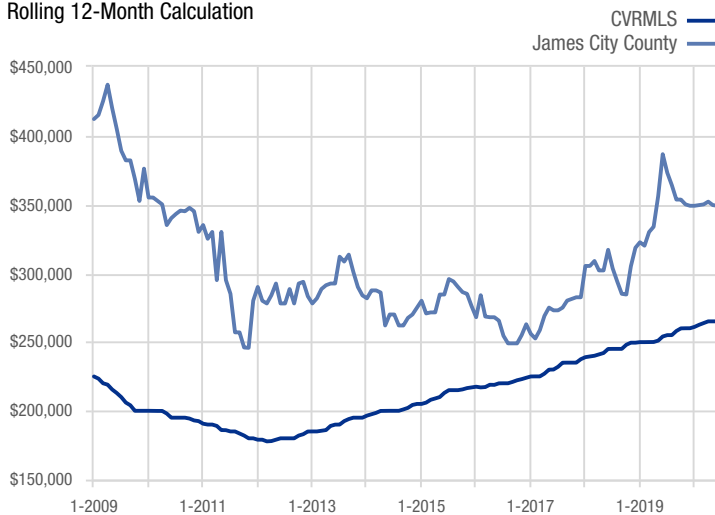
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	19	22	+ 15.8%	190	167	- 12.1%
Pending Sales	14	34	+ 142.9%	111	136	+ 22.5%
Closed Sales	28	20	- 28.6%	88	107	+ 21.6%
Days on Market Until Sale	57	67	+ 17.5%	56	74	+ 32.1%
Median Sales Price*	\$413,500	\$360,000	- 12.9%	\$392,500	\$368,000	- 6.2%
Average Sales Price*	\$417,216	\$365,510	- 12.4%	\$400,917	\$387,423	- 3.4%
Percent of Original List Price Received*	96.9%	96.2%	- 0.7%	97.6%	97.2%	- 0.4%
Inventory of Homes for Sale	93	54	- 41.9%	—	—	—
Months Supply of Inventory	7.9	2.6	- 67.1%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	1	7	+ 600.0%	24	27	+ 12.5%
Pending Sales	2	7	+ 250.0%	18	17	- 5.6%
Closed Sales	2	4	+ 100.0%	16	11	- 31.3%
Days on Market Until Sale	58	90	+ 55.2%	58	56	- 3.4%
Median Sales Price*	\$251,450	\$222,500	- 11.5%	\$199,500	\$239,900	+ 20.3%
Average Sales Price*	\$251,450	\$209,975	- 16.5%	\$244,066	\$273,218	+ 11.9%
Percent of Original List Price Received*	100.0%	94.4%	- 5.6%	99.6%	96.8%	- 2.8%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	3.0	2.5	- 16.7%	—	—	—

* 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.

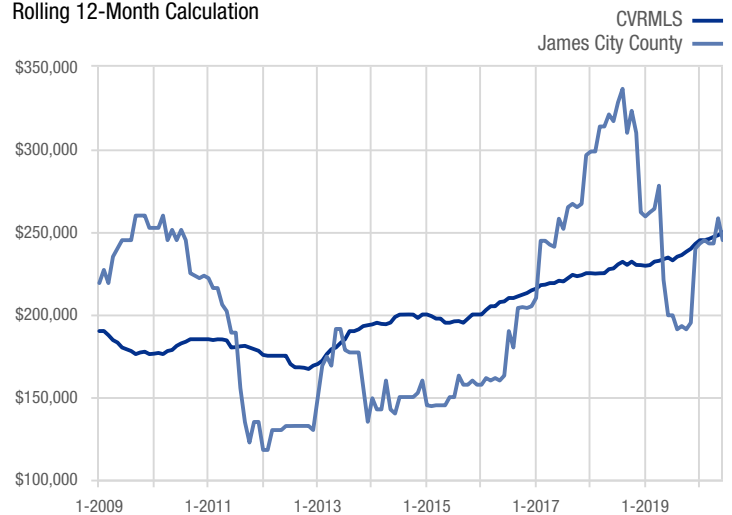
Median Sales Price - Single-Family

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.