

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



James City County

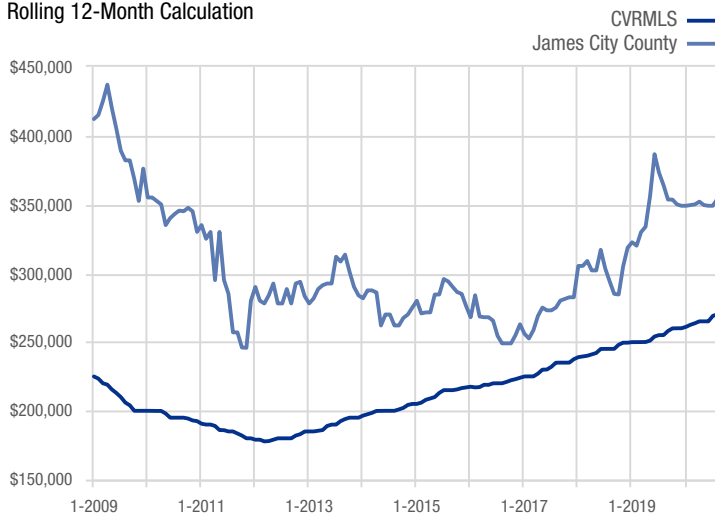
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
Key Metrics						
New Listings	41	27	- 34.1%	265	228	- 14.0%
Pending Sales	21	34	+ 61.9%	151	189	+ 25.2%
Closed Sales	18	26	+ 44.4%	131	169	+ 29.0%
Days on Market Until Sale	49	54	+ 10.2%	55	67	+ 21.8%
Median Sales Price*	\$339,000	\$443,875	+ 30.9%	\$369,900	\$367,500	- 0.6%
Average Sales Price*	\$398,567	\$456,715	+ 14.6%	\$388,351	\$400,340	+ 3.1%
Percent of Original List Price Received*	95.6%	98.8%	+ 3.3%	97.3%	97.6%	+ 0.3%
Inventory of Homes for Sale	113	54	- 52.2%	—	—	—
Months Supply of Inventory	7.8	2.5	- 67.9%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
Key Metrics						
New Listings	3	4	+ 33.3%	34	36	+ 5.9%
Pending Sales	2	3	+ 50.0%	22	24	+ 9.1%
Closed Sales	4	4	0.0%	24	23	- 4.2%
Days on Market Until Sale	76	57	- 25.0%	56	52	- 7.1%
Median Sales Price*	\$171,475	\$214,000	+ 24.8%	\$199,500	\$239,900	+ 20.3%
Average Sales Price*	\$194,488	\$251,225	+ 29.2%	\$246,823	\$255,778	+ 3.6%
Percent of Original List Price Received*	96.4%	97.8%	+ 1.5%	99.7%	97.4%	- 2.3%
Inventory of Homes for Sale	12	10	- 16.7%	—	—	—
Months Supply of Inventory	4.6	2.8	- 39.1%	—	—	—

* 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.

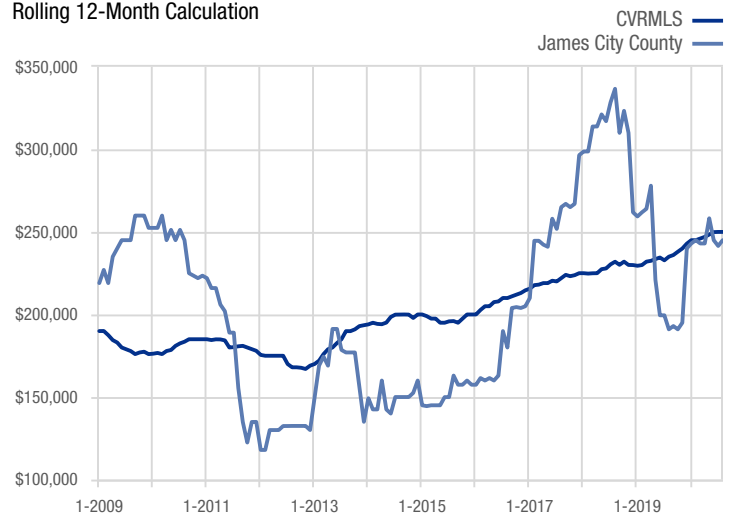
Median Sales Price - Single-Family

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.