

# Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



## James City County

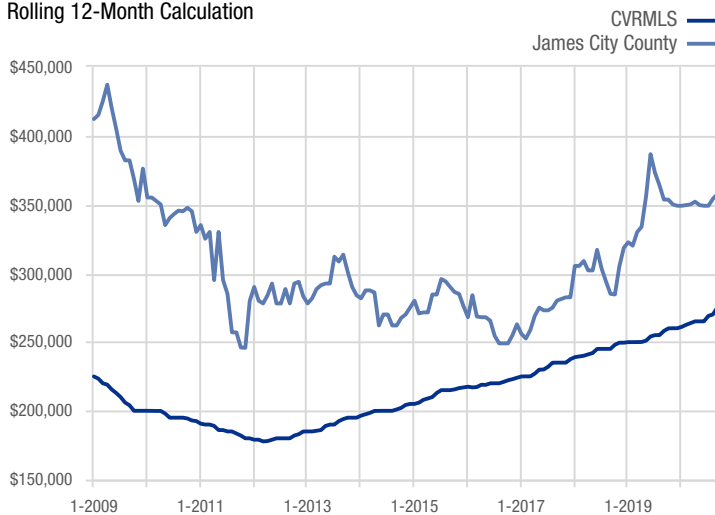
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
<b>Key Metrics</b>						
New Listings	23	<b>27</b>	+ 17.4%	288	<b>256</b>	- 11.1%
Pending Sales	17	<b>23</b>	+ 35.3%	168	<b>212</b>	+ 26.2%
Closed Sales	21	<b>24</b>	+ 14.3%	152	<b>193</b>	+ 27.0%
Days on Market Until Sale	65	<b>40</b>	- 38.5%	56	<b>63</b>	+ 12.5%
Median Sales Price*	\$330,000	<b>\$355,500</b>	+ 7.7%	\$355,000	<b>\$367,000</b>	+ 3.4%
Average Sales Price*	\$348,500	<b>\$416,377</b>	+ 19.5%	\$382,846	<b>\$402,334</b>	+ 5.1%
Percent of Original List Price Received*	97.0%	<b>98.0%</b>	+ 1.0%	97.2%	<b>97.6%</b>	+ 0.4%
Inventory of Homes for Sale	112	<b>50</b>	- 55.4%	—	—	—
Months Supply of Inventory	7.3	<b>2.3</b>	- 68.5%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
<b>Key Metrics</b>						
New Listings	0	<b>5</b>	—	34	<b>41</b>	+ 20.6%
Pending Sales	0	<b>8</b>	—	22	<b>32</b>	+ 45.5%
Closed Sales	1	<b>4</b>	+ 300.0%	25	<b>27</b>	+ 8.0%
Days on Market Until Sale	14	<b>69</b>	+ 392.9%	54	<b>54</b>	0.0%
Median Sales Price*	\$259,000	<b>\$212,500</b>	- 18.0%	\$204,000	<b>\$239,900</b>	+ 17.6%
Average Sales Price*	\$259,000	<b>\$246,738</b>	- 4.7%	\$247,310	<b>\$254,439</b>	+ 2.9%
Percent of Original List Price Received*	100.0%	<b>97.8%</b>	- 2.2%	99.7%	<b>97.4%</b>	- 2.3%
Inventory of Homes for Sale	11	<b>8</b>	- 27.3%	—	—	—
Months Supply of Inventory	4.0	<b>2.0</b>	- 50.0%	—	—	—

\* 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.

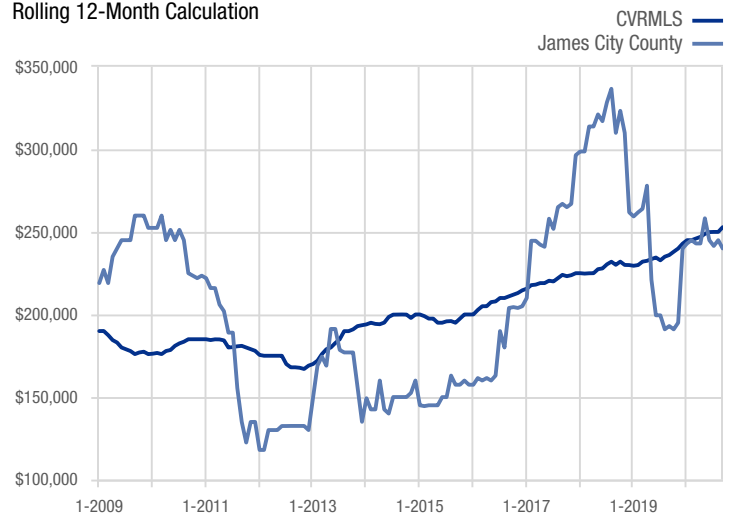
### Median Sales Price - Single-Family

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.