

# Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



## James City County

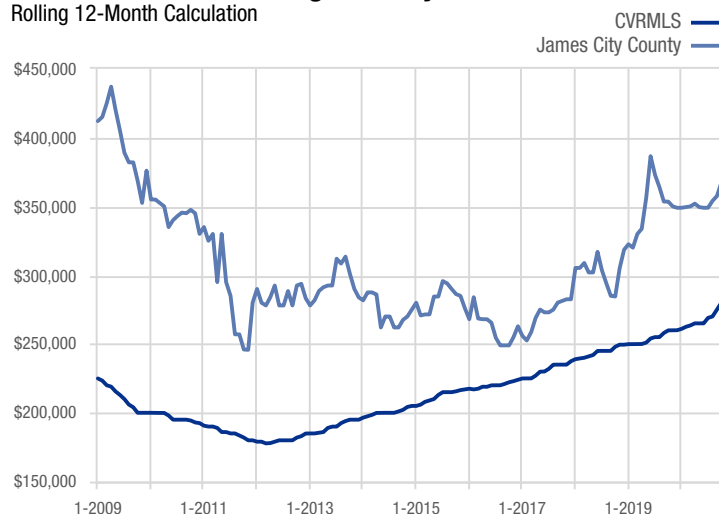
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	32	24	- 25.0%	320	279	- 12.8%
Pending Sales	27	16	- 40.7%	195	226	+ 15.9%
Closed Sales	18	28	+ 55.6%	170	221	+ 30.0%
Days on Market Until Sale	100	35	- 65.0%	61	60	- 1.6%
Median Sales Price*	\$349,000	<b>\$432,500</b>	+ 23.9%	\$353,500	<b>\$373,000</b>	+ 5.5%
Average Sales Price*	\$423,417	<b>\$477,025</b>	+ 12.7%	\$387,141	<b>\$411,797</b>	+ 6.4%
Percent of Original List Price Received*	96.3%	<b>97.9%</b>	+ 1.7%	97.1%	<b>97.7%</b>	+ 0.6%
Inventory of Homes for Sale	97	50	- 48.5%	—	—	—
Months Supply of Inventory	5.6	2.4	- 57.1%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	3	2	- 33.3%	37	43	+ 16.2%
Pending Sales	2	4	+ 100.0%	24	35	+ 45.8%
Closed Sales	1	7	+ 600.0%	26	34	+ 30.8%
Days on Market Until Sale	—	45	—	54	53	- 1.9%
Median Sales Price*	—	<b>\$200,000</b>	—	\$204,000	<b>\$232,450</b>	+ 13.9%
Average Sales Price*	—	<b>\$248,329</b>	—	\$247,310	<b>\$253,181</b>	+ 2.4%
Percent of Original List Price Received*	—	<b>99.3%</b>	—	99.7%	<b>97.8%</b>	- 1.9%
Inventory of Homes for Sale	12	5	- 58.3%	—	—	—
Months Supply of Inventory	4.4	1.2	- 72.7%	—	—	—

\* 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.

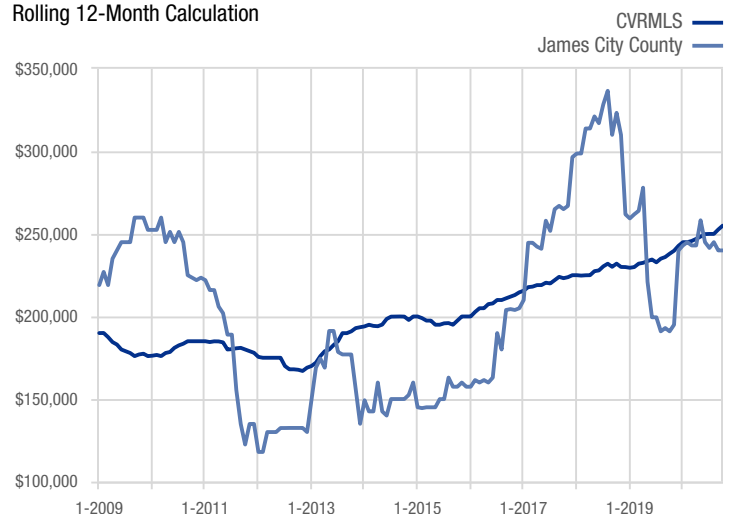
### Median Sales Price - Single-Family

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.