

Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



James City County

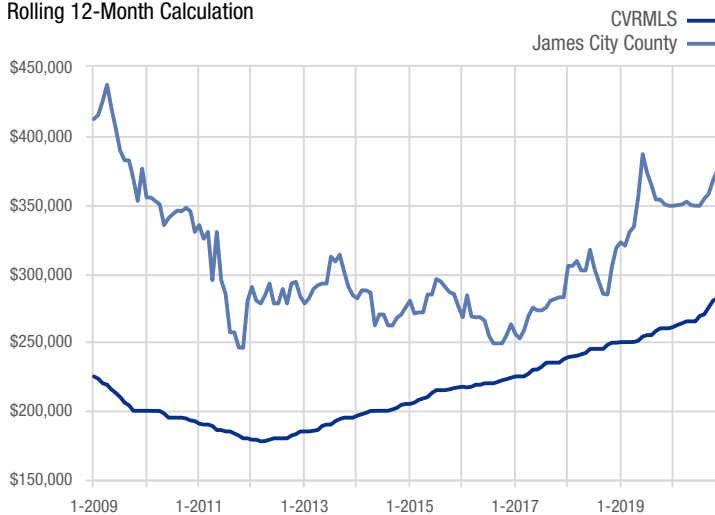
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	11	15	+ 36.4%	331	294	- 11.2%
Pending Sales	13	16	+ 23.1%	208	242	+ 16.3%
Closed Sales	21	16	- 23.8%	191	237	+ 24.1%
Days on Market Until Sale	58	42	- 27.6%	61	58	- 4.9%
Median Sales Price*	\$309,000	\$459,500	+ 48.7%	\$350,000	\$379,900	+ 8.5%
Average Sales Price*	\$407,177	\$439,629	+ 8.0%	\$389,344	\$413,676	+ 6.2%
Percent of Original List Price Received*	97.0%	96.8%	- 0.2%	97.1%	97.6%	+ 0.5%
Inventory of Homes for Sale	88	45	- 48.9%	—	—	—
Months Supply of Inventory	5.0	2.1	- 58.0%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	4	3	- 25.0%	41	46	+ 12.2%
Pending Sales	2	4	+ 100.0%	26	39	+ 50.0%
Closed Sales	1	4	+ 300.0%	27	38	+ 40.7%
Days on Market Until Sale	73	6	- 91.8%	55	48	- 12.7%
Median Sales Price*	\$525,000	\$215,500	- 59.0%	\$214,450	\$232,450	+ 8.4%
Average Sales Price*	\$525,000	\$236,750	- 54.9%	\$257,991	\$251,451	- 2.5%
Percent of Original List Price Received*	96.7%	99.4%	+ 2.8%	99.6%	98.0%	- 1.6%
Inventory of Homes for Sale	12	3	- 75.0%	—	—	—
Months Supply of Inventory	4.9	0.7	- 85.7%	—	—	—

* 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.

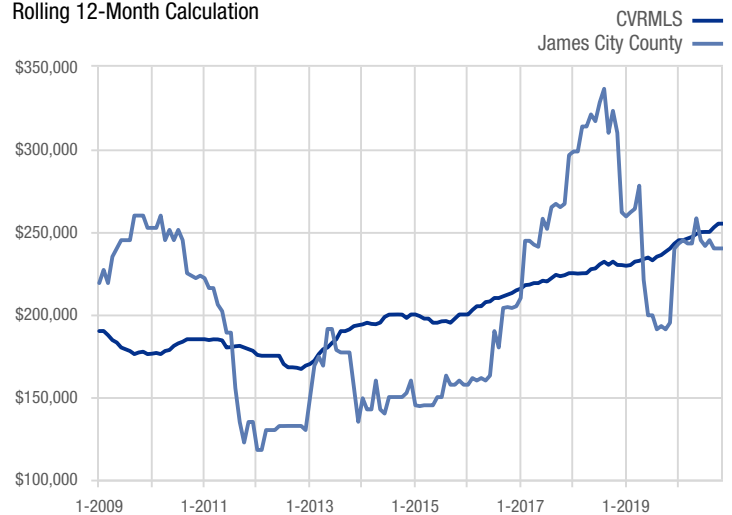
Median Sales Price - Single-Family

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.