

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



James City County

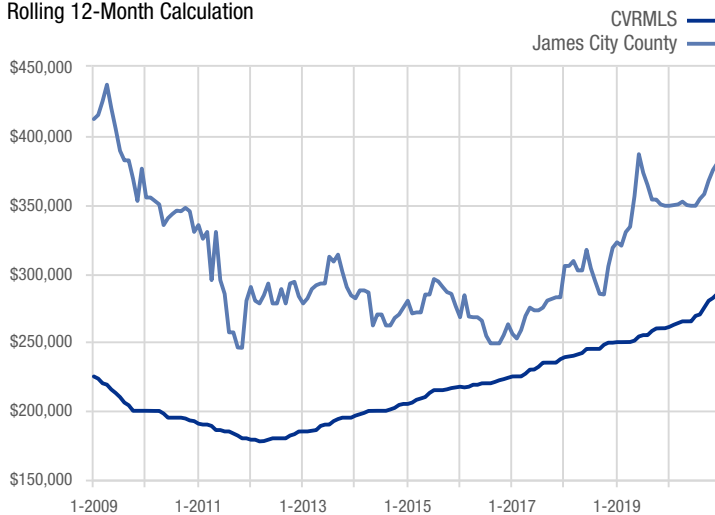
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	9	14	+ 55.6%	340	308	- 9.4%
Pending Sales	12	22	+ 83.3%	219	262	+ 19.6%
Closed Sales	14	15	+ 7.1%	205	252	+ 22.9%
Days on Market Until Sale	40	50	+ 25.0%	59	58	- 1.7%
Median Sales Price*	\$298,500	\$400,000	+ 34.0%	\$349,000	\$380,000	+ 8.9%
Average Sales Price*	\$341,814	\$464,575	+ 35.9%	\$386,098	\$416,706	+ 7.9%
Percent of Original List Price Received*	97.3%	95.9%	- 1.4%	97.1%	97.5%	+ 0.4%
Inventory of Homes for Sale	67	32	- 52.2%	—	—	—
Months Supply of Inventory	3.7	1.5	- 59.5%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	2	0.0%	43	48	+ 11.6%
Pending Sales	4	1	- 75.0%	30	40	+ 33.3%
Closed Sales	3	3	0.0%	30	41	+ 36.7%
Days on Market Until Sale	100	10	- 90.0%	60	45	- 25.0%
Median Sales Price*	\$257,500	\$276,000	+ 7.2%	\$240,000	\$240,000	0.0%
Average Sales Price*	\$252,483	\$315,167	+ 24.8%	\$257,421	\$256,113	- 0.5%
Percent of Original List Price Received*	95.4%	99.4%	+ 4.2%	99.2%	98.1%	- 1.1%
Inventory of Homes for Sale	7	2	- 71.4%	—	—	—
Months Supply of Inventory	2.6	0.5	- 80.8%	—	—	—

* 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.

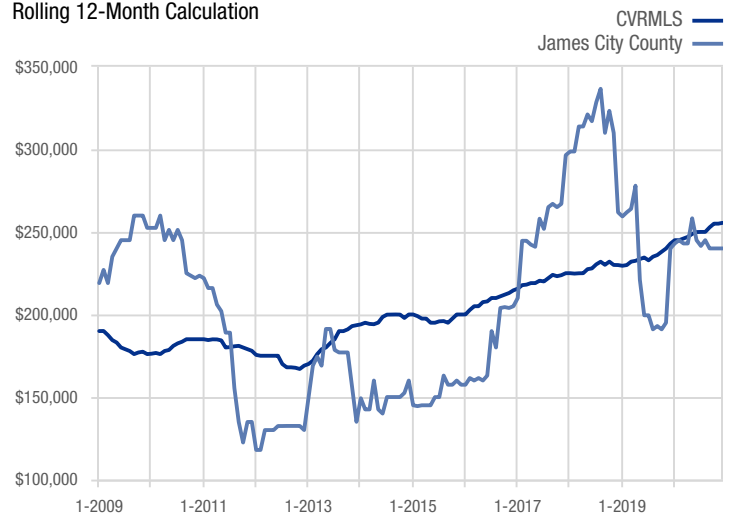
Median Sales Price - Single-Family

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.