

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



James City County

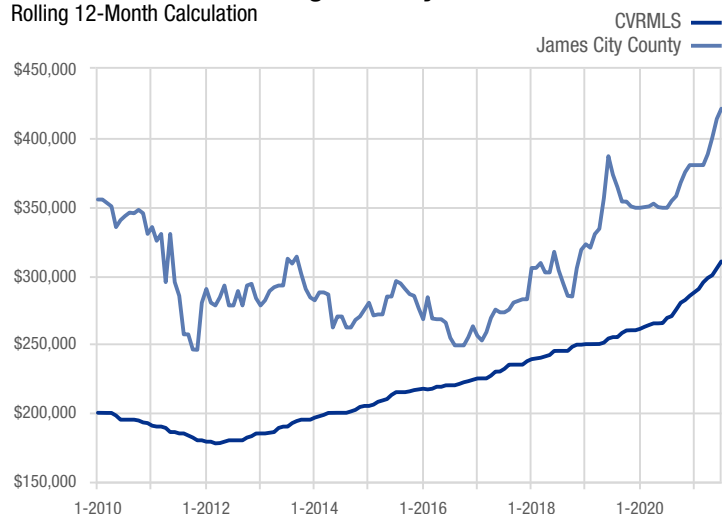
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	33	22	- 33.3%	200	167	- 16.5%
Pending Sales	20	18	- 10.0%	155	164	+ 5.8%
Closed Sales	36	23	- 36.1%	143	159	+ 11.2%
Days on Market Until Sale	54	26	- 51.9%	69	30	- 56.5%
Median Sales Price*	\$345,000	\$365,000	+ 5.8%	\$360,700	\$420,000	+ 16.4%
Average Sales Price*	\$398,018	\$385,491	- 3.1%	\$390,090	\$479,555	+ 22.9%
Percent of Original List Price Received*	97.8%	100.1%	+ 2.4%	97.4%	99.8%	+ 2.5%
Inventory of Homes for Sale	63	21	- 66.7%	—	—	—
Months Supply of Inventory	3.1	0.9	- 71.0%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	5	3	- 40.0%	32	19	- 40.6%
Pending Sales	3	2	- 33.3%	21	19	- 9.5%
Closed Sales	8	5	- 37.5%	19	17	- 10.5%
Days on Market Until Sale	43	14	- 67.4%	51	31	- 39.2%
Median Sales Price*	\$232,500	\$290,100	+ 24.8%	\$239,900	\$277,550	+ 15.7%
Average Sales Price*	\$234,075	\$248,260	+ 6.1%	\$256,737	\$269,831	+ 5.1%
Percent of Original List Price Received*	98.0%	102.0%	+ 4.1%	97.3%	100.2%	+ 3.0%
Inventory of Homes for Sale	10	2	- 80.0%	—	—	—
Months Supply of Inventory	2.9	0.6	- 79.3%	—	—	—

* 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.

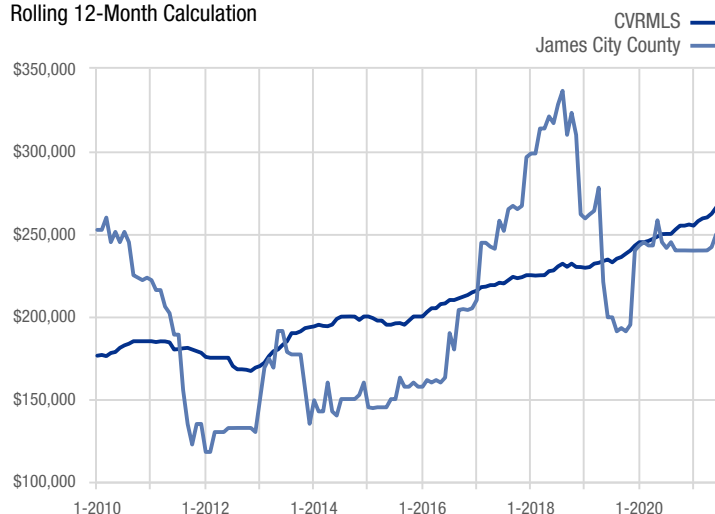
Median Sales Price - Single-Family

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.