

Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



James City County

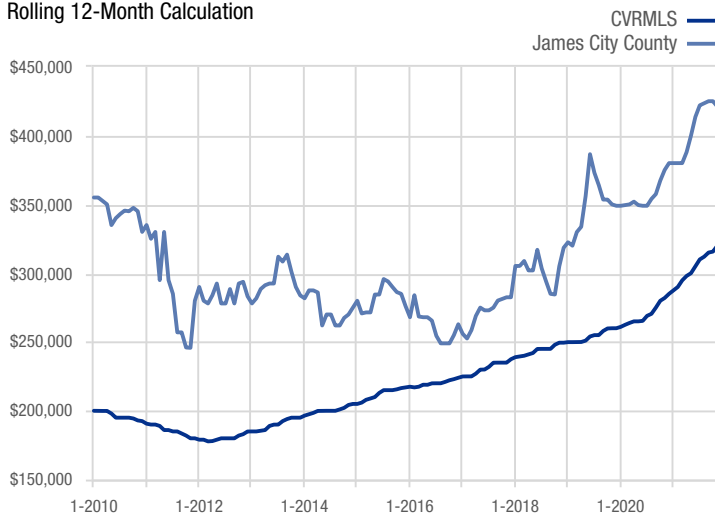
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	16	15	- 6.3%	296	238	- 19.6%
Pending Sales	15	20	+ 33.3%	240	227	- 5.4%
Closed Sales	16	16	0.0%	237	230	- 3.0%
Days on Market Until Sale	42	23	- 45.2%	58	27	- 53.4%
Median Sales Price*	\$459,500	\$413,950	- 9.9%	\$379,900	\$423,500	+ 11.5%
Average Sales Price*	\$439,629	\$435,369	- 1.0%	\$413,676	\$492,845	+ 19.1%
Percent of Original List Price Received*	96.8%	99.0%	+ 2.3%	97.6%	99.8%	+ 2.3%
Inventory of Homes for Sale	49	21	- 57.1%	—	—	—
Months Supply of Inventory	2.3	1.0	- 56.5%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	3	2	- 33.3%	46	29	- 37.0%
Pending Sales	4	2	- 50.0%	39	32	- 17.9%
Closed Sales	4	3	- 25.0%	38	32	- 15.8%
Days on Market Until Sale	6	9	+ 50.0%	48	19	- 60.4%
Median Sales Price*	\$215,500	\$251,031	+ 16.5%	\$232,450	\$251,516	+ 8.2%
Average Sales Price*	\$236,750	\$277,344	+ 17.1%	\$251,451	\$268,621	+ 6.8%
Percent of Original List Price Received*	99.4%	95.8%	- 3.6%	98.0%	100.0%	+ 2.0%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

* 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.

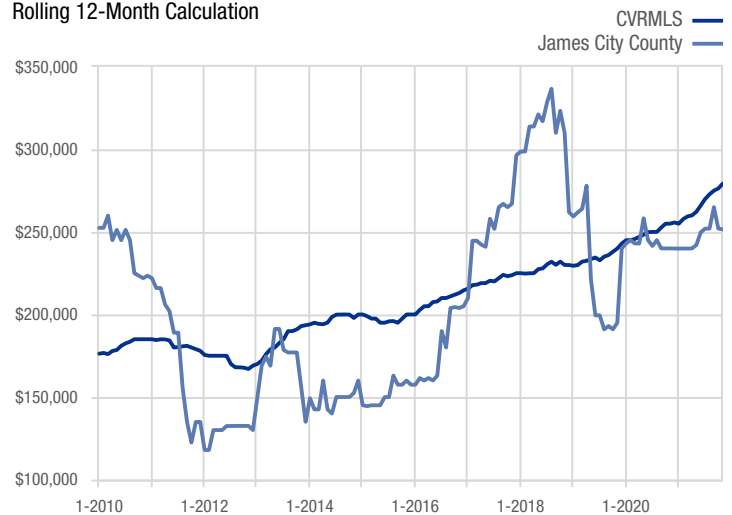
Median Sales Price - Single-Family

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.