

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



James City County

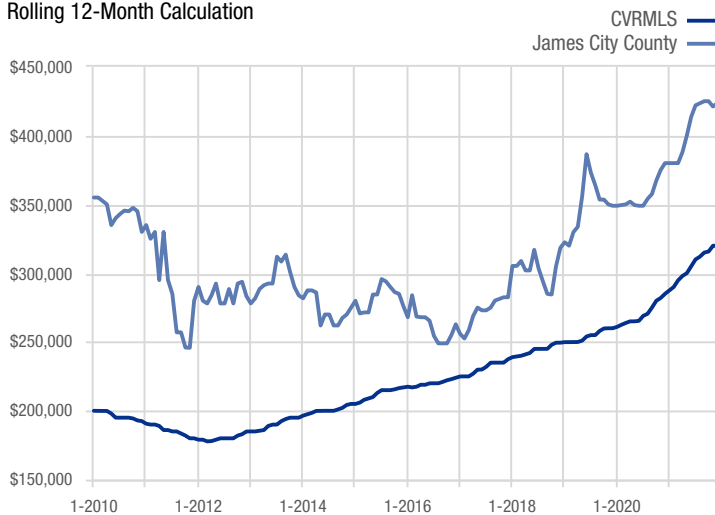
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	14	11	- 21.4%	310	249	- 19.7%
Pending Sales	20	15	- 25.0%	260	242	- 6.9%
Closed Sales	15	14	- 6.7%	252	244	- 3.2%
Days on Market Until Sale	50	19	- 62.0%	58	26	- 55.2%
Median Sales Price*	\$400,000	\$412,500	+ 3.1%	\$380,000	\$423,500	+ 11.4%
Average Sales Price*	\$464,575	\$440,107	- 5.3%	\$416,706	\$489,819	+ 17.5%
Percent of Original List Price Received*	95.9%	100.2%	+ 4.5%	97.5%	99.8%	+ 2.4%
Inventory of Homes for Sale	36	14	- 61.1%	—	—	—
Months Supply of Inventory	1.7	0.7	- 58.8%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	2	0	- 100.0%	48	29	- 39.6%
Pending Sales	1	1	0.0%	40	33	- 17.5%
Closed Sales	4	2	- 50.0%	42	34	- 19.0%
Days on Market Until Sale	8	2	- 75.0%	44	19	- 56.8%
Median Sales Price*	\$262,750	\$308,000	+ 17.2%	\$239,950	\$252,000	+ 5.0%
Average Sales Price*	\$267,625	\$308,000	+ 15.1%	\$252,992	\$269,891	+ 6.7%
Percent of Original List Price Received*	100.6%	100.7%	+ 0.1%	98.2%	100.0%	+ 1.8%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

* 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.

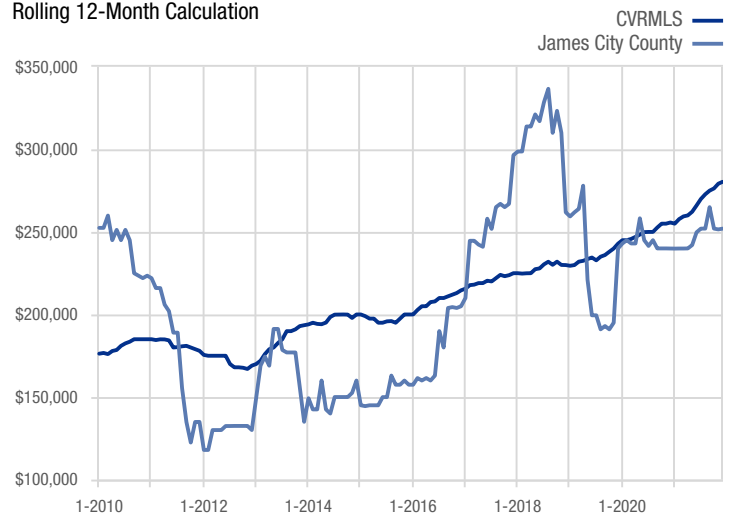
Median Sales Price - Single-Family

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.