

Local Market Update – March 2022

A Research Tool Provided by Central Virginia Regional MLS.



James City County

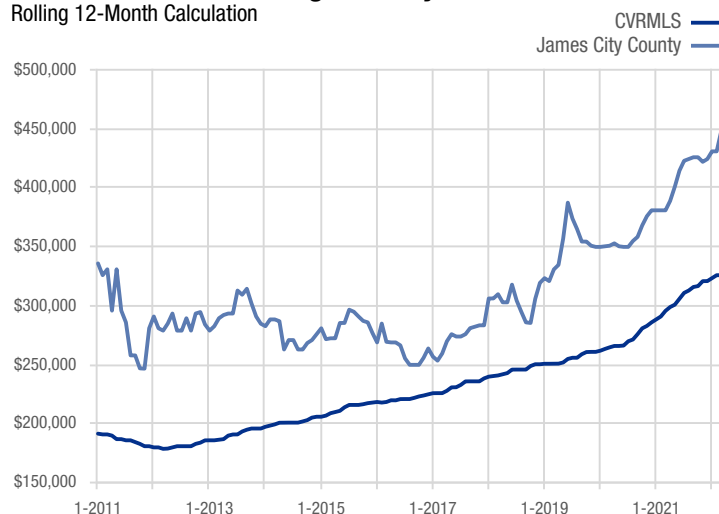
Single Family	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	30	21	- 30.0%	61	44	- 27.9%
Pending Sales	25	19	- 24.0%	65	45	- 30.8%
Closed Sales	30	13	- 56.7%	64	48	- 25.0%
Days on Market Until Sale	53	26	- 50.9%	47	29	- 38.3%
Median Sales Price*	\$416,400	\$717,530	+ 72.3%	\$392,750	\$500,000	+ 27.3%
Average Sales Price*	\$457,327	\$700,652	+ 53.2%	\$456,787	\$547,914	+ 19.9%
Percent of Original List Price Received*	99.8%	103.6%	+ 3.8%	98.8%	98.4%	- 0.4%
Inventory of Homes for Sale	24	8	- 66.7%	—	—	—
Months Supply of Inventory	1.1	0.4	- 63.6%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	2	1	- 50.0%	7	9	+ 28.6%
Pending Sales	1	1	0.0%	8	8	0.0%
Closed Sales	3	5	+ 66.7%	8	7	- 12.5%
Days on Market Until Sale	7	12	+ 71.4%	9	10	+ 11.1%
Median Sales Price*	\$244,100	\$320,000	+ 31.1%	\$252,000	\$302,000	+ 19.8%
Average Sales Price*	\$259,700	\$305,700	+ 17.7%	\$281,586	\$292,929	+ 4.0%
Percent of Original List Price Received*	101.1%	102.1%	+ 1.0%	100.0%	102.8%	+ 2.8%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	0.5	0.3	- 40.0%	—	—	—

* 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.

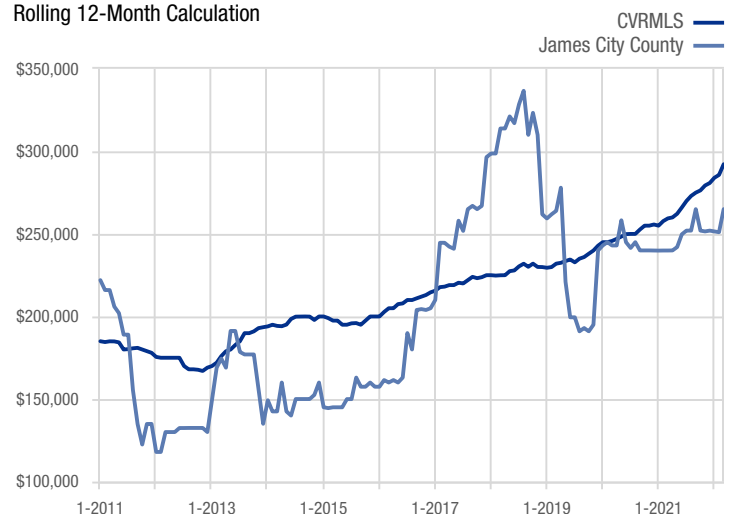
Median Sales Price - Single-Family

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.