

# Local Market Update – May 2022

A Research Tool Provided by Central Virginia Regional MLS.



## James City County

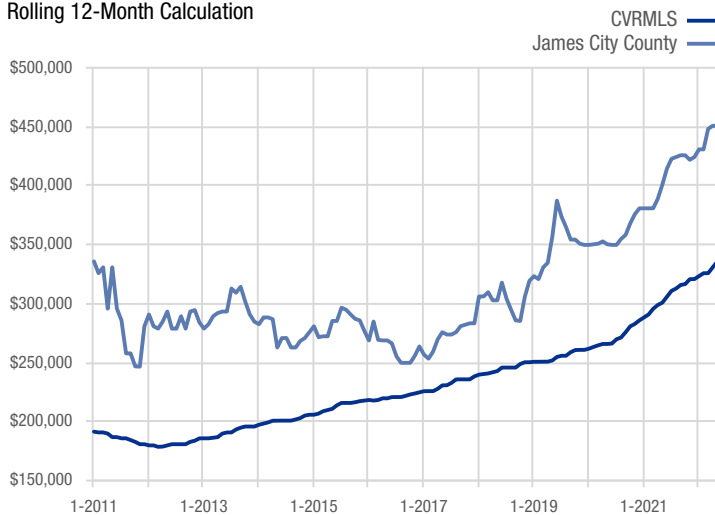
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	24	15	- 37.5%	122	90	- 26.2%
Pending Sales	24	16	- 33.3%	120	82	- 31.7%
Closed Sales	23	18	- 21.7%	108	86	- 20.4%
Days on Market Until Sale	10	7	- 30.0%	34	19	- 44.1%
Median Sales Price*	\$489,000	<b>\$472,450</b>	- 3.4%	\$423,500	<b>\$503,000</b>	+ 18.8%
Average Sales Price*	\$560,413	<b>\$494,883</b>	- 11.7%	\$486,472	<b>\$548,725</b>	+ 12.8%
Percent of Original List Price Received*	101.8%	<b>100.7%</b>	- 1.1%	99.6%	<b>100.5%</b>	+ 0.9%
Inventory of Homes for Sale	24	17	- 29.2%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

Condo/Town	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	7	4	- 42.9%	15	16	+ 6.7%
Pending Sales	6	1	- 83.3%	14	13	- 7.1%
Closed Sales	0	1	—	10	11	+ 10.0%
Days on Market Until Sale	—	5	—	8	10	+ 25.0%
Median Sales Price*	—	<b>\$230,000</b>	—	\$265,000	<b>\$258,000</b>	- 2.6%
Average Sales Price*	—	<b>\$230,000</b>	—	\$281,778	<b>\$305,866</b>	+ 8.5%
Percent of Original List Price Received*	—	<b>117.9%</b>	—	100.1%	<b>105.5%</b>	+ 5.4%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	0.8	1.1	+ 37.5%	—	—	—

\* 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.

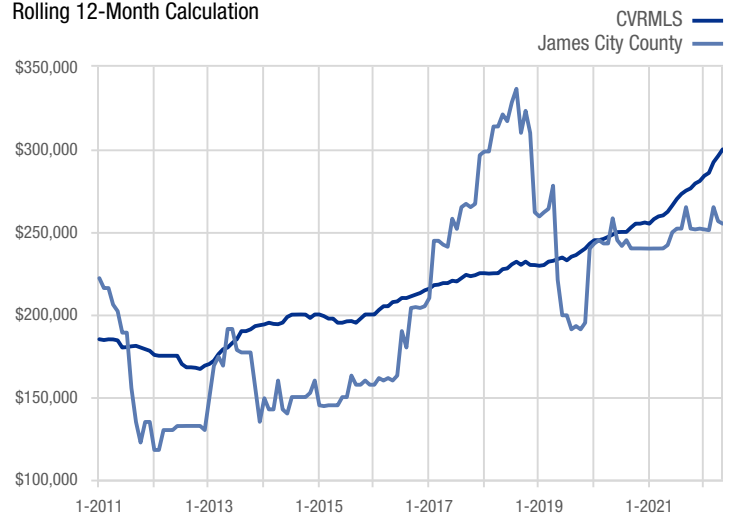
### Median Sales Price - Single-Family

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.