

# Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



## James City County

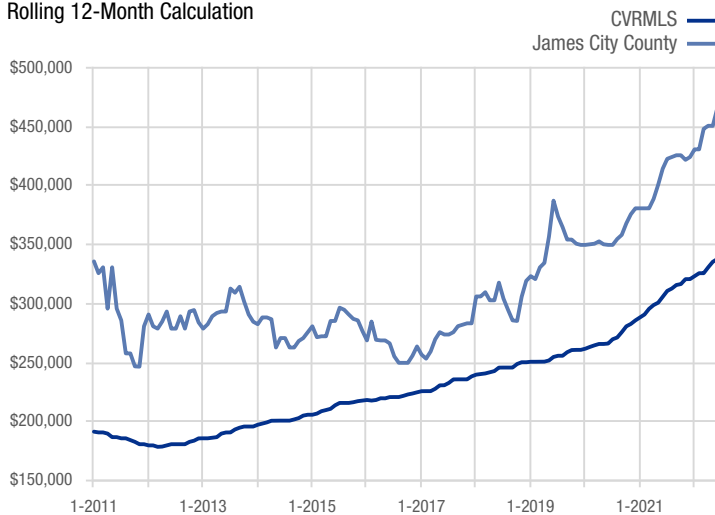
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	23	28	+ 21.7%	145	127	- 12.4%
Pending Sales	26	26	0.0%	146	112	- 23.3%
Closed Sales	28	24	- 14.3%	136	110	- 19.1%
Days on Market Until Sale	16	8	- 50.0%	30	17	- 43.3%
Median Sales Price*	\$484,500	<b>\$636,000</b>	+ 31.3%	\$436,000	<b>\$530,000</b>	+ 21.6%
Average Sales Price*	\$530,144	<b>\$651,625</b>	+ 22.9%	\$495,463	<b>\$571,592</b>	+ 15.4%
Percent of Original List Price Received*	100.2%	<b>102.2%</b>	+ 2.0%	99.7%	<b>100.9%</b>	+ 1.2%
Inventory of Homes for Sale	18	23	+ 27.8%	—	—	—
Months Supply of Inventory	0.8	1.3	+ 62.5%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	1	3	+ 200.0%	16	19	+ 18.8%
Pending Sales	3	4	+ 33.3%	17	18	+ 5.9%
Closed Sales	2	4	+ 100.0%	12	15	+ 25.0%
Days on Market Until Sale	176	7	- 96.0%	38	9	- 76.3%
Median Sales Price*	\$270,000	<b>\$312,499</b>	+ 15.7%	\$265,000	<b>\$275,000</b>	+ 3.8%
Average Sales Price*	\$270,000	<b>\$352,749</b>	+ 30.6%	\$279,636	<b>\$318,368</b>	+ 13.9%
Percent of Original List Price Received*	96.1%	<b>102.5%</b>	+ 6.7%	99.4%	<b>104.7%</b>	+ 5.3%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.3	0.4	+ 33.3%	—	—	—

\* 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.

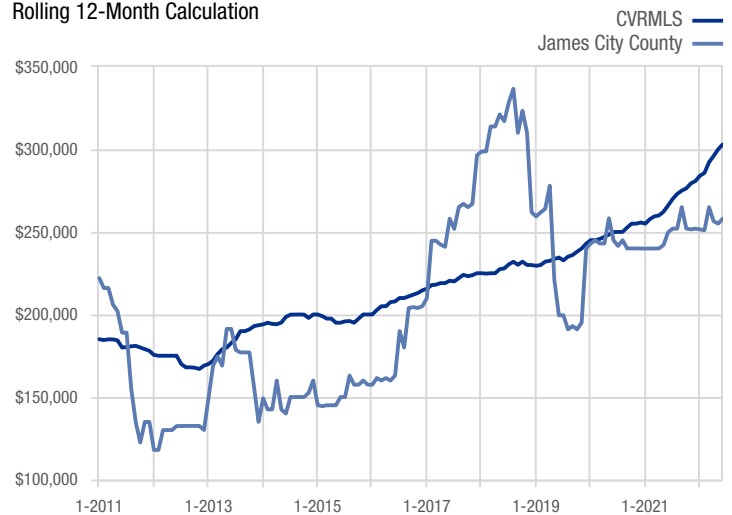
### Median Sales Price - Single-Family

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.