

Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



James City County

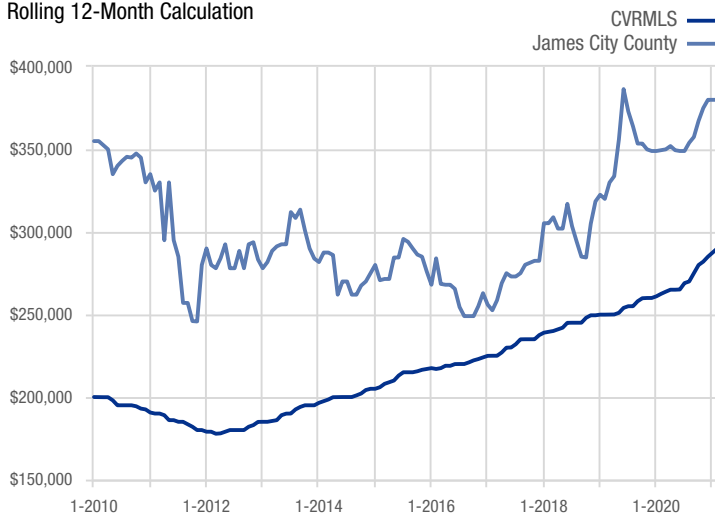
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	26	18	- 30.8%	58	31	- 46.6%
Pending Sales	20	19	- 5.0%	31	43	+ 38.7%
Closed Sales	9	16	+ 77.8%	26	34	+ 30.8%
Days on Market Until Sale	108	31	- 71.3%	80	42	- 47.5%
Median Sales Price*	\$425,000	\$442,500	+ 4.1%	\$353,500	\$374,500	+ 5.9%
Average Sales Price*	\$422,776	\$500,488	+ 18.4%	\$380,389	\$456,310	+ 20.0%
Percent of Original List Price Received*	95.7%	99.4%	+ 3.9%	96.3%	98.0%	+ 1.8%
Inventory of Homes for Sale	80	17	- 78.8%	—	—	—
Months Supply of Inventory	4.1	0.8	- 80.5%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	6	2	- 66.7%	9	5	- 44.4%
Pending Sales	1	2	+ 100.0%	1	7	+ 600.0%
Closed Sales	2	3	+ 50.0%	4	5	+ 25.0%
Days on Market Until Sale	26	9	- 65.4%	47	11	- 76.6%
Median Sales Price*	\$487,000	\$252,000	- 48.3%	\$245,000	\$286,000	+ 16.7%
Average Sales Price*	\$487,000	\$290,667	- 40.3%	\$366,000	\$298,000	- 18.6%
Percent of Original List Price Received*	98.3%	99.5%	+ 1.2%	98.7%	99.2%	+ 0.5%
Inventory of Homes for Sale	8	1	- 87.5%	—	—	—
Months Supply of Inventory	3.2	0.2	- 93.8%	—	—	—

* 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.

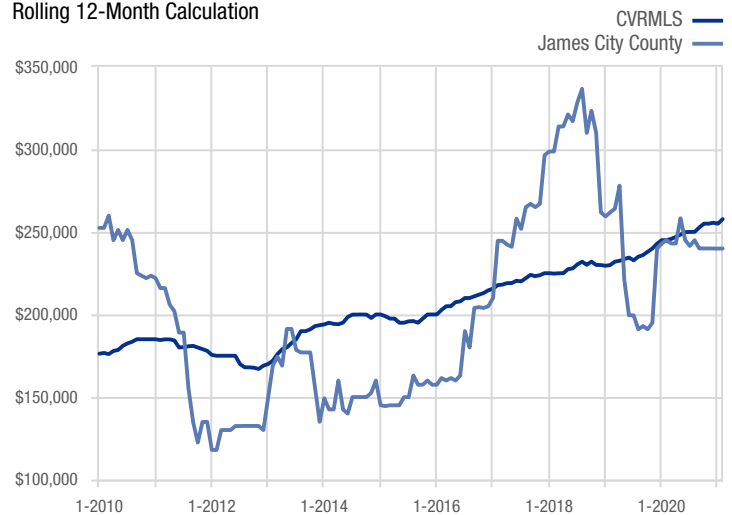
Median Sales Price - Single-Family

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.