

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



James City County

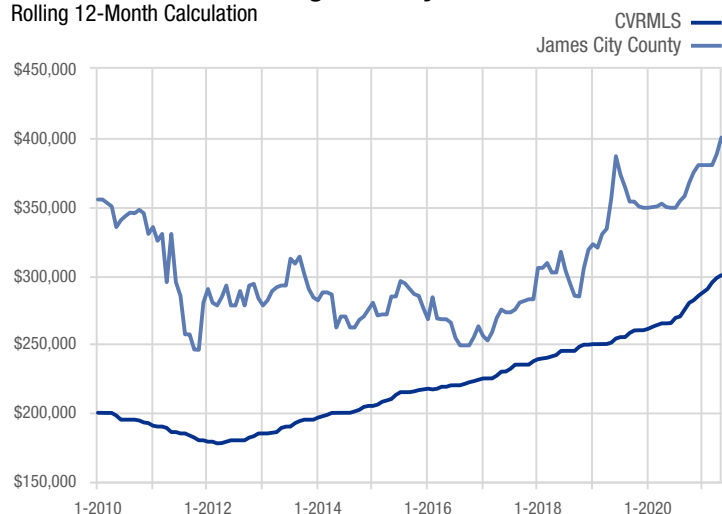
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	35	24	- 31.4%	145	122	- 15.9%
Pending Sales	32	26	- 18.8%	102	122	+ 19.6%
Closed Sales	19	23	+ 21.1%	87	108	+ 24.1%
Days on Market Until Sale	93	10	- 89.2%	76	34	- 55.3%
Median Sales Price*	\$380,000	\$489,000	+ 28.7%	\$373,000	\$423,500	+ 13.5%
Average Sales Price*	\$414,150	\$560,413	+ 35.3%	\$392,460	\$486,472	+ 24.0%
Percent of Original List Price Received*	97.5%	101.8%	+ 4.4%	97.5%	99.6%	+ 2.2%
Inventory of Homes for Sale	69	23	- 66.7%	—	—	—
Months Supply of Inventory	3.7	1.0	- 73.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	2	7	+ 250.0%	20	15	- 25.0%
Pending Sales	8	8	0.0%	10	16	+ 60.0%
Closed Sales	1	0	- 100.0%	7	10	+ 42.9%
Days on Market Until Sale	32	—	—	37	8	- 78.4%
Median Sales Price*	\$118,000	—	—	\$247,000	\$265,000	+ 7.3%
Average Sales Price*	\$118,000	—	—	\$309,357	\$281,778	- 8.9%
Percent of Original List Price Received*	96.7%	—	—	98.2%	100.1%	+ 1.9%
Inventory of Homes for Sale	9	1	- 88.9%	—	—	—
Months Supply of Inventory	3.4	0.2	- 94.1%	—	—	—

* 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.

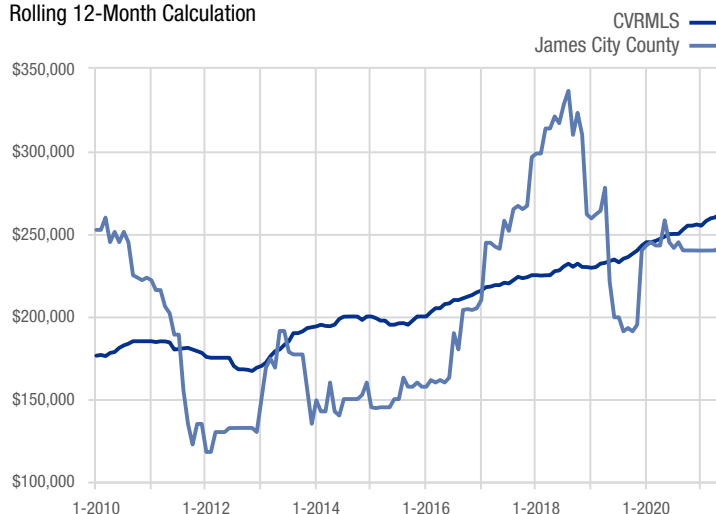
Median Sales Price - Single-Family

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.