

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



James City County

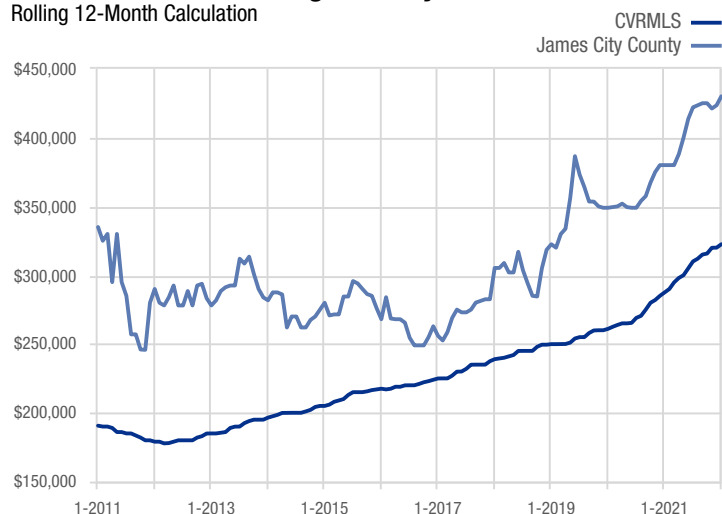
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	13	12	- 7.7%	13	12	- 7.7%
Pending Sales	24	15	- 37.5%	24	15	- 37.5%
Closed Sales	18	20	+ 11.1%	18	20	+ 11.1%
Days on Market Until Sale	51	28	- 45.1%	51	28	- 45.1%
Median Sales Price*	\$356,500	\$485,000	+ 36.0%	\$356,500	\$485,000	+ 36.0%
Average Sales Price*	\$417,042	\$547,666	+ 31.3%	\$417,042	\$547,666	+ 31.3%
Percent of Original List Price Received*	96.8%	96.3%	- 0.5%	96.8%	96.3%	- 0.5%
Inventory of Homes for Sale	23	8	- 65.2%	—	—	—
Months Supply of Inventory	1.0	0.4	- 60.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	3	4	+ 33.3%	3	4	+ 33.3%
Pending Sales	5	3	- 40.0%	5	3	- 40.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Days on Market Until Sale	16	4	- 75.0%	16	4	- 75.0%
Median Sales Price*	\$320,000	\$261,000	- 18.4%	\$320,000	\$261,000	- 18.4%
Average Sales Price*	\$320,000	\$261,000	- 18.4%	\$320,000	\$261,000	- 18.4%
Percent of Original List Price Received*	98.5%	104.4%	+ 6.0%	98.5%	104.4%	+ 6.0%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.2	0.4	+ 100.0%	—	—	—

* 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.

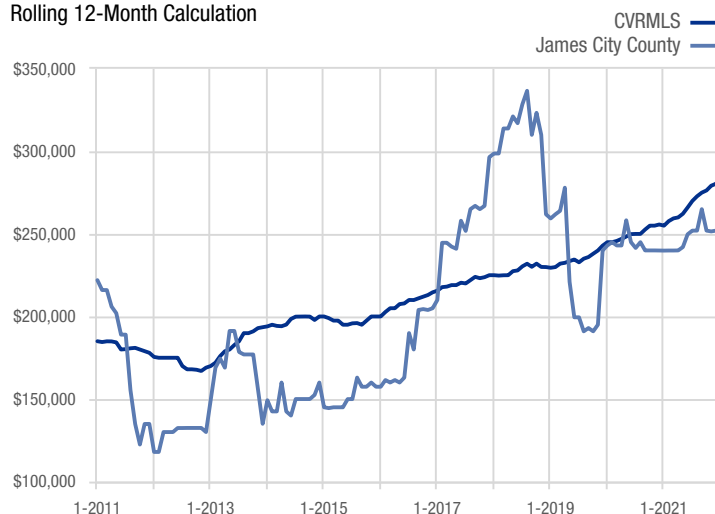
Median Sales Price - Single-Family

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.