

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



James City County

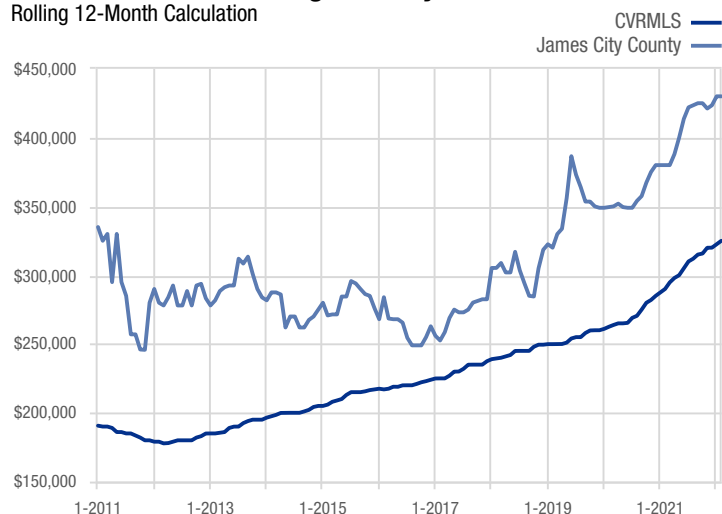
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	18	10	- 44.4%	31	23	- 25.8%
Pending Sales	16	12	- 25.0%	40	27	- 32.5%
Closed Sales	16	15	- 6.3%	34	35	+ 2.9%
Days on Market Until Sale	31	33	+ 6.5%	42	30	- 28.6%
Median Sales Price*	\$442,500	\$395,000	- 10.7%	\$374,500	\$459,000	+ 22.6%
Average Sales Price*	\$500,488	\$406,421	- 18.8%	\$456,310	\$487,744	+ 6.9%
Percent of Original List Price Received*	99.4%	96.5%	- 2.9%	98.0%	96.4%	- 1.6%
Inventory of Homes for Sale	20	8	- 60.0%	—	—	—
Months Supply of Inventory	0.9	0.4	- 55.6%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	2	4	+ 100.0%	5	8	+ 60.0%
Pending Sales	2	5	+ 150.0%	7	7	0.0%
Closed Sales	3	0	- 100.0%	5	2	- 60.0%
Days on Market Until Sale	9	—	—	11	4	- 63.6%
Median Sales Price*	\$252,000	—	—	\$286,000	\$261,000	- 8.7%
Average Sales Price*	\$290,667	—	—	\$298,000	\$261,000	- 12.4%
Percent of Original List Price Received*	99.5%	—	—	99.2%	104.4%	+ 5.2%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.2	0.3	+ 50.0%	—	—	—

* 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.

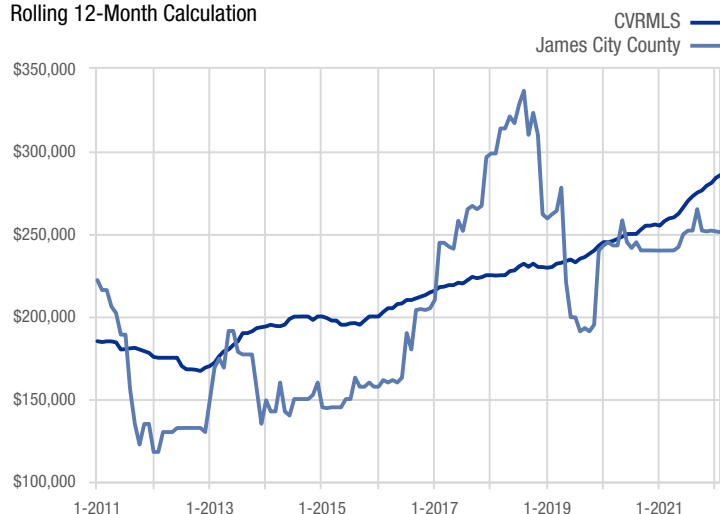
Median Sales Price - Single-Family

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.