

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



James City County

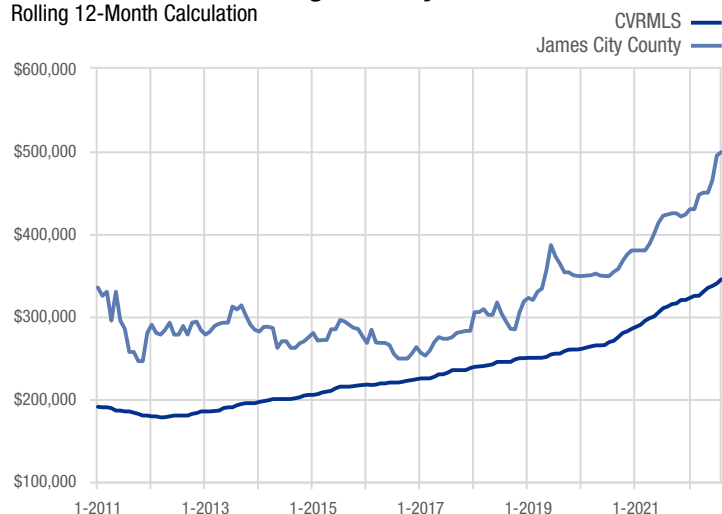
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	17	22	+ 29.4%	184	176	- 4.3%
Pending Sales	17	21	+ 23.5%	181	158	- 12.7%
Closed Sales	27	29	+ 7.4%	187	165	- 11.8%
Days on Market Until Sale	22	14	- 36.4%	28	16	- 42.9%
Median Sales Price*	\$430,000	\$504,250	+ 17.3%	\$425,000	\$530,000	+ 24.7%
Average Sales Price*	\$563,387	\$591,411	+ 5.0%	\$494,255	\$574,476	+ 16.2%
Percent of Original List Price Received*	100.4%	102.2%	+ 1.8%	99.9%	101.2%	+ 1.3%
Inventory of Homes for Sale	17	26	+ 52.9%	—	—	—
Months Supply of Inventory	0.8	1.4	+ 75.0%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	7	+ 600.0%	20	30	+ 50.0%
Pending Sales	2	6	+ 200.0%	22	27	+ 22.7%
Closed Sales	2	3	+ 50.0%	19	21	+ 10.5%
Days on Market Until Sale	4	4	0.0%	28	8	- 71.4%
Median Sales Price*	\$279,500	\$210,000	- 24.9%	\$277,550	\$275,000	- 0.9%
Average Sales Price*	\$279,500	\$271,333	- 2.9%	\$270,906	\$308,072	+ 13.7%
Percent of Original List Price Received*	103.5%	101.5%	- 1.9%	100.6%	103.5%	+ 2.9%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.3	0.9	+ 200.0%	—	—	—

* 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.

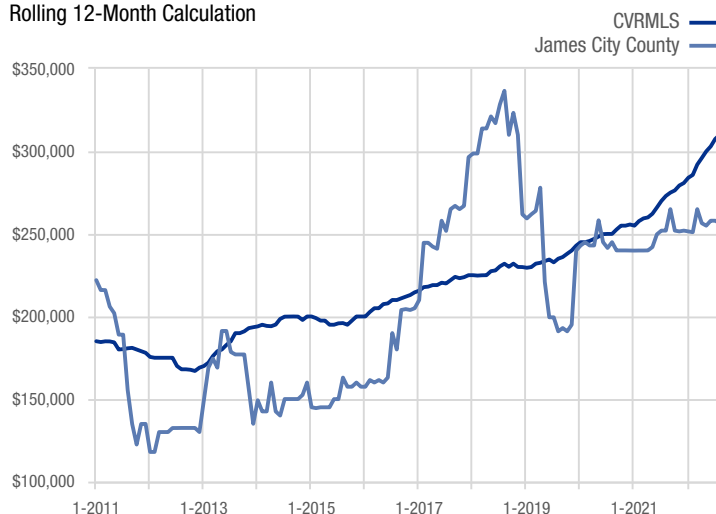
Median Sales Price - Single-Family

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.