

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



York County

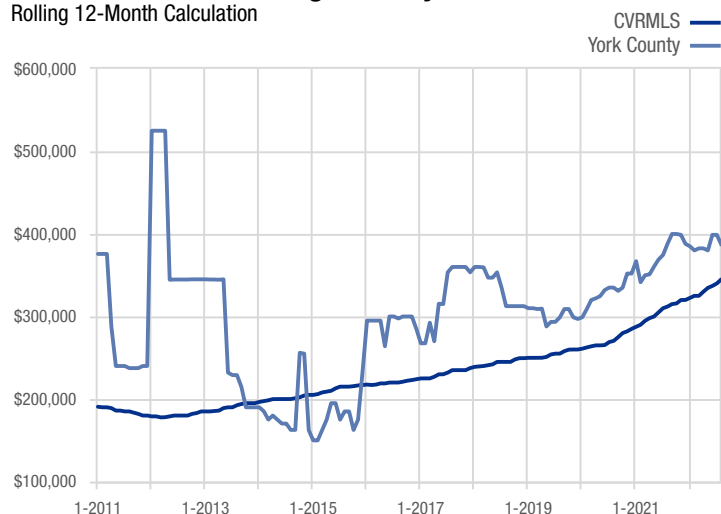
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2	5	+ 150.0%	38	20	- 47.4%
Pending Sales	5	3	- 40.0%	33	16	- 51.5%
Closed Sales	4	1	- 75.0%	28	18	- 35.7%
Days on Market Until Sale	15	9	- 40.0%	13	25	+ 92.3%
Median Sales Price*	\$432,450	\$417,000	- 3.6%	\$388,000	\$391,000	+ 0.8%
Average Sales Price*	\$363,725	\$417,000	+ 14.6%	\$384,236	\$423,774	+ 10.3%
Percent of Original List Price Received*	99.3%	100.5%	+ 1.2%	100.5%	103.3%	+ 2.8%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	1.4	2.1	+ 50.0%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	0	- 100.0%	5	5	0.0%
Pending Sales	1	1	0.0%	5	4	- 20.0%
Closed Sales	0	1	—	5	4	- 20.0%
Days on Market Until Sale	—	4	—	6	11	+ 83.3%
Median Sales Price*	—	\$185,000	—	\$193,000	\$262,500	+ 36.0%
Average Sales Price*	—	\$185,000	—	\$206,840	\$257,750	+ 24.6%
Percent of Original List Price Received*	—	100.0%	—	101.2%	102.5%	+ 1.3%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* 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.

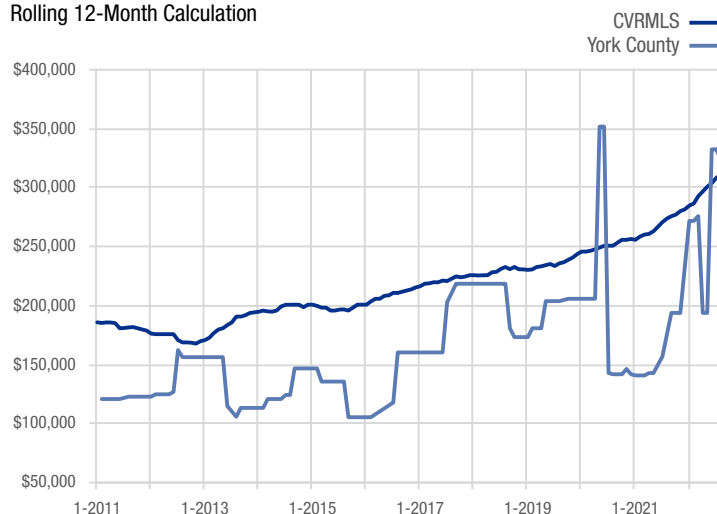
Median Sales Price - Single-Family

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.