

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



James City County

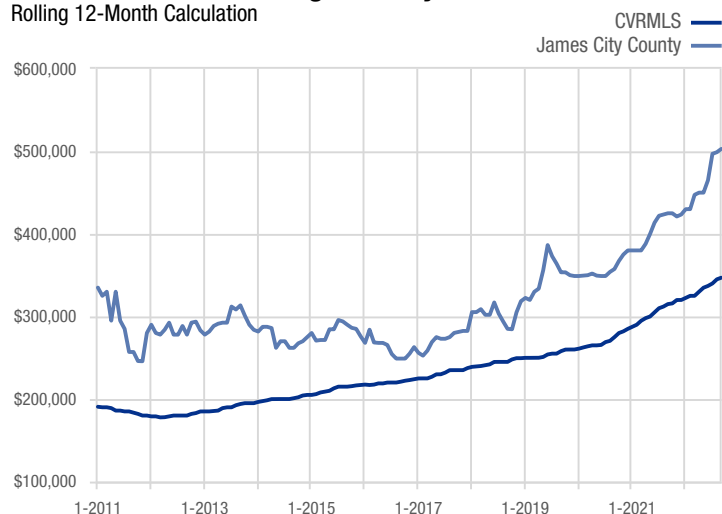
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	18	29	+ 61.1%	202	205	+ 1.5%
Pending Sales	11	17	+ 54.5%	192	174	- 9.4%
Closed Sales	16	9	- 43.8%	203	175	- 13.8%
Days on Market Until Sale	10	10	0.0%	27	16	- 40.7%
Median Sales Price*	\$448,063	\$550,000	+ 22.8%	\$425,000	\$535,000	+ 25.9%
Average Sales Price*	\$520,752	\$567,536	+ 9.0%	\$496,344	\$578,119	+ 16.5%
Percent of Original List Price Received*	101.5%	102.9%	+ 1.4%	100.0%	101.3%	+ 1.3%
Inventory of Homes for Sale	22	35	+ 59.1%	—	—	—
Months Supply of Inventory	1.1	1.9	+ 72.7%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	4	3	- 25.0%	24	33	+ 37.5%
Pending Sales	4	4	0.0%	26	31	+ 19.2%
Closed Sales	5	8	+ 60.0%	24	29	+ 20.8%
Days on Market Until Sale	7	6	- 14.3%	24	7	- 70.8%
Median Sales Price*	\$284,500	\$281,500	- 1.1%	\$277,550	\$275,000	- 0.9%
Average Sales Price*	\$309,750	\$292,420	- 5.6%	\$277,968	\$303,754	+ 9.3%
Percent of Original List Price Received*	99.8%	103.9%	+ 4.1%	100.4%	103.6%	+ 3.2%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.3	0.3	0.0%	—	—	—

* 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.

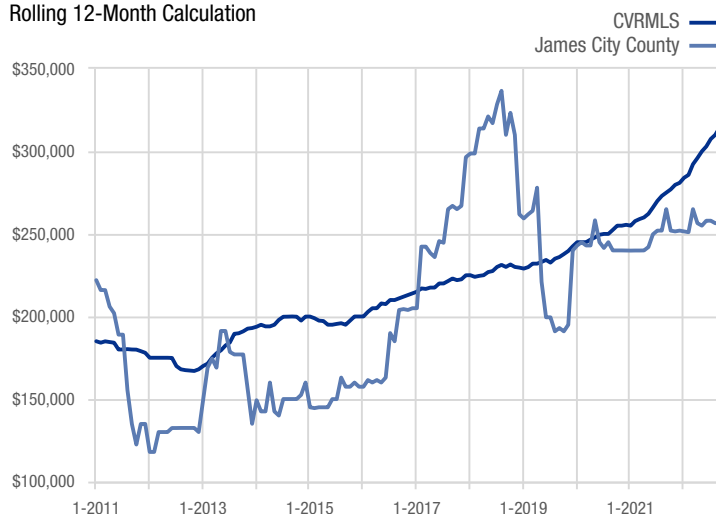
Median Sales Price - Single-Family

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.