

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



York County

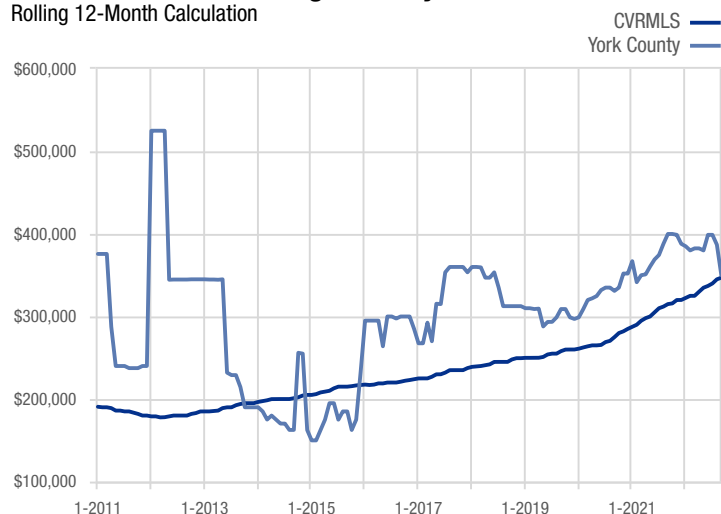
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	1	4	+ 300.0%	39	25	- 35.9%
Pending Sales	1	3	+ 200.0%	34	19	- 44.1%
Closed Sales	5	4	- 20.0%	33	22	- 33.3%
Days on Market Until Sale	11	12	+ 9.1%	12	23	+ 91.7%
Median Sales Price*	\$400,000	\$347,500	- 13.1%	\$399,900	\$382,500	- 4.4%
Average Sales Price*	\$452,060	\$353,750	- 21.7%	\$394,513	\$411,042	+ 4.2%
Percent of Original List Price Received*	101.3%	100.3%	- 1.0%	100.6%	102.8%	+ 2.2%
Inventory of Homes for Sale	5	8	+ 60.0%	—	—	—
Months Supply of Inventory	1.4	2.6	+ 85.7%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	0	0	0.0%	5	5	0.0%
Pending Sales	0	0	0.0%	5	4	- 20.0%
Closed Sales	1	0	- 100.0%	6	4	- 33.3%
Days on Market Until Sale	2	—	—	5	11	+ 120.0%
Median Sales Price*	\$323,500	—	—	\$232,000	\$262,500	+ 13.1%
Average Sales Price*	\$323,500	—	—	\$226,283	\$257,750	+ 13.9%
Percent of Original List Price Received*	106.1%	—	—	102.0%	102.5%	+ 0.5%
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.

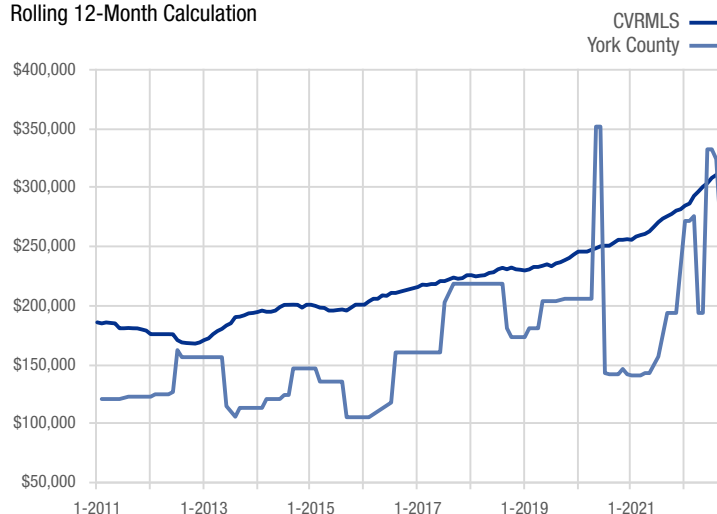
Median Sales Price - Single-Family

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.