

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



James City County

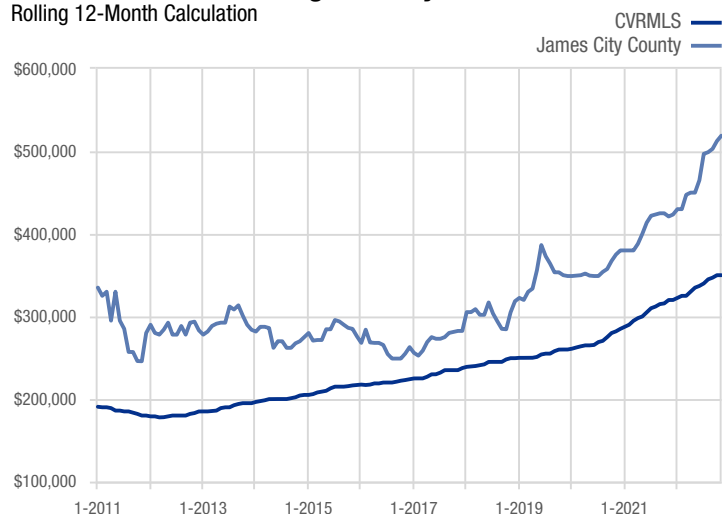
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	15	13	- 13.3%	238	237	- 0.4%
Pending Sales	20	10	- 50.0%	227	205	- 9.7%
Closed Sales	16	21	+ 31.3%	230	215	- 6.5%
Days on Market Until Sale	23	18	- 21.7%	27	16	- 40.7%
Median Sales Price*	\$413,950	\$461,000	+ 11.4%	\$423,500	\$530,000	+ 25.1%
Average Sales Price*	\$435,369	\$521,409	+ 19.8%	\$492,845	\$567,725	+ 15.2%
Percent of Original List Price Received*	99.0%	100.3%	+ 1.3%	99.8%	101.1%	+ 1.3%
Inventory of Homes for Sale	21	29	+ 38.1%	—	—	—
Months Supply of Inventory	1.0	1.6	+ 60.0%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	2	4	+ 100.0%	29	40	+ 37.9%
Pending Sales	2	5	+ 150.0%	32	39	+ 21.9%
Closed Sales	3	4	+ 33.3%	32	35	+ 9.4%
Days on Market Until Sale	9	27	+ 200.0%	19	10	- 47.4%
Median Sales Price*	\$251,031	\$318,500	+ 26.9%	\$251,516	\$275,000	+ 9.3%
Average Sales Price*	\$277,344	\$330,250	+ 19.1%	\$268,621	\$302,011	+ 12.4%
Percent of Original List Price Received*	95.8%	102.5%	+ 7.0%	100.0%	103.2%	+ 3.2%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

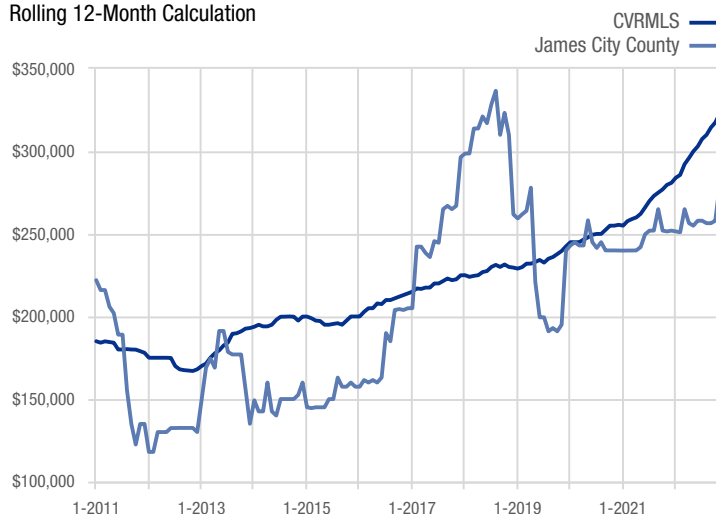
Median Sales Price - Single-Family

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.