

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



York County

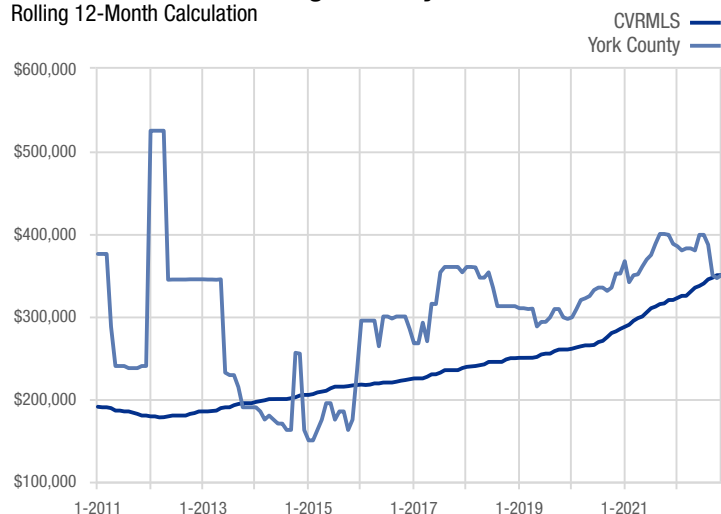
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	4	0	- 100.0%	48	25	- 47.9%
Pending Sales	7	0	- 100.0%	46	21	- 54.3%
Closed Sales	3	2	- 33.3%	39	26	- 33.3%
Days on Market Until Sale	4	27	+ 575.0%	13	23	+ 76.9%
Median Sales Price*	\$320,000	\$315,000	- 1.6%	\$398,900	\$369,500	- 7.4%
Average Sales Price*	\$301,667	\$315,000	+ 4.4%	\$398,447	\$395,151	- 0.8%
Percent of Original List Price Received*	106.1%	94.5%	- 10.9%	101.0%	101.4%	+ 0.4%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.3	1.7	+ 466.7%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	0	0.0%	5	6	+ 20.0%
Pending Sales	0	0	0.0%	5	6	+ 20.0%
Closed Sales	0	1	—	6	5	- 16.7%
Days on Market Until Sale	—	97	—	5	28	+ 460.0%
Median Sales Price*	—	\$385,000	—	\$232,000	\$340,000	+ 46.6%
Average Sales Price*	—	\$385,000	—	\$226,283	\$283,200	+ 25.2%
Percent of Original List Price Received*	—	81.1%	—	102.0%	98.2%	- 3.7%
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.

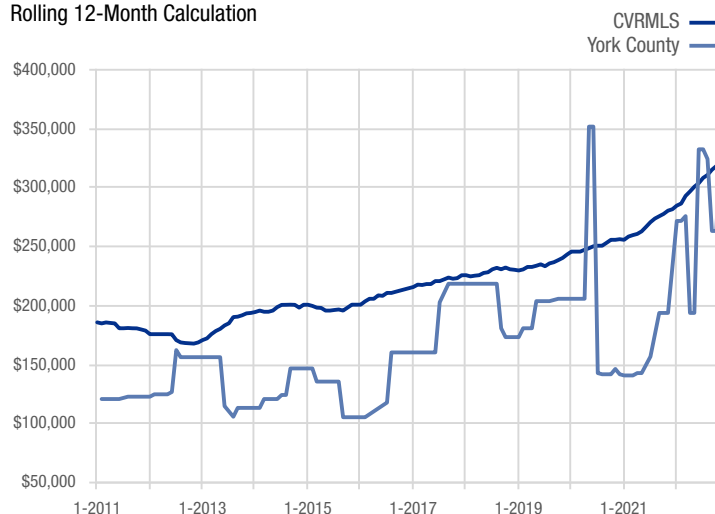
Median Sales Price - Single-Family

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.