

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



James City County

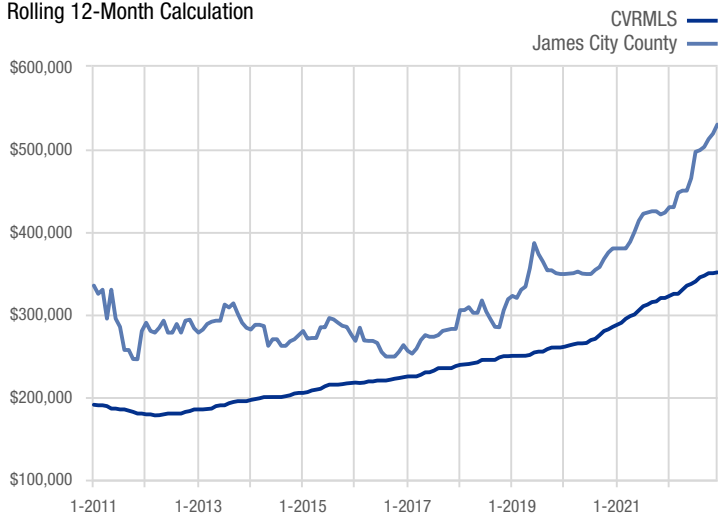
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	11	5	- 54.5%	249	242	- 2.8%
Pending Sales	15	8	- 46.7%	242	212	- 12.4%
Closed Sales	14	14	0.0%	244	229	- 6.1%
Days on Market Until Sale	19	25	+ 31.6%	26	16	- 38.5%
Median Sales Price*	\$412,500	\$522,500	+ 26.7%	\$423,500	\$530,000	+ 25.1%
Average Sales Price*	\$440,107	\$580,857	+ 32.0%	\$489,819	\$568,542	+ 16.1%
Percent of Original List Price Received*	100.2%	98.2%	- 2.0%	99.8%	100.9%	+ 1.1%
Inventory of Homes for Sale	14	21	+ 50.0%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	2	—	29	42	+ 44.8%
Pending Sales	1	1	0.0%	33	40	+ 21.2%
Closed Sales	2	4	+ 100.0%	34	39	+ 14.7%
Days on Market Until Sale	2	9	+ 350.0%	19	10	- 47.4%
Median Sales Price*	\$308,000	\$276,250	- 10.3%	\$252,000	\$275,000	+ 9.1%
Average Sales Price*	\$308,000	\$270,375	- 12.2%	\$269,891	\$298,766	+ 10.7%
Percent of Original List Price Received*	100.7%	99.2%	- 1.5%	100.0%	102.8%	+ 2.8%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.3	—	—	—	—

* 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.

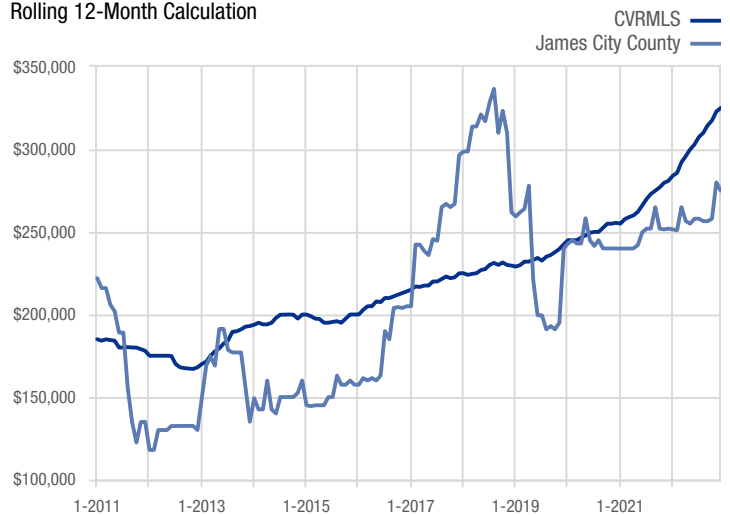
Median Sales Price - Single-Family

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.