

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



James City County

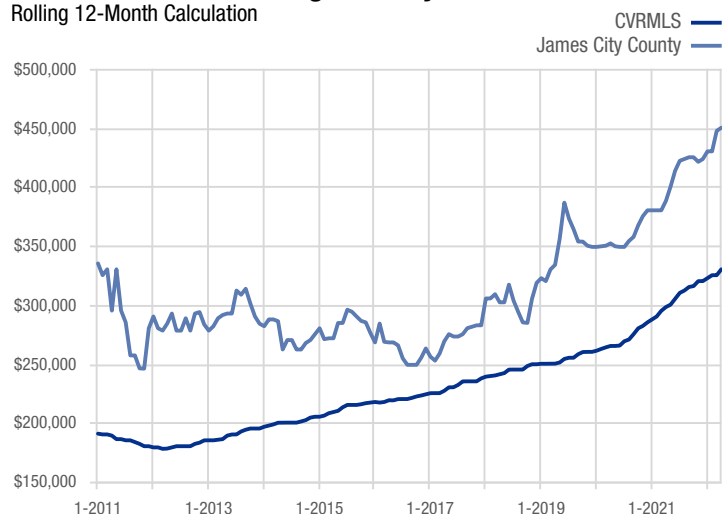
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	37	31	- 16.2%	98	75	- 23.5%
Pending Sales	31	24	- 22.6%	96	67	- 30.2%
Closed Sales	21	20	- 4.8%	85	68	- 20.0%
Days on Market Until Sale	20	9	- 55.0%	40	23	- 42.5%
Median Sales Price*	\$460,000	\$526,000	+ 14.3%	\$402,000	\$503,000	+ 25.1%
Average Sales Price*	\$495,959	\$599,048	+ 20.8%	\$466,464	\$563,409	+ 20.8%
Percent of Original List Price Received*	99.6%	105.0%	+ 5.4%	99.0%	100.4%	+ 1.4%
Inventory of Homes for Sale	28	15	- 46.4%	—	—	—
Months Supply of Inventory	1.2	0.8	- 33.3%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	3	+ 200.0%	8	12	+ 50.0%
Pending Sales	0	4	—	8	12	+ 50.0%
Closed Sales	2	3	+ 50.0%	10	10	0.0%
Days on Market Until Sale	2	12	+ 500.0%	8	11	+ 37.5%
Median Sales Price*	\$282,450	\$255,000	- 9.7%	\$265,000	\$280,000	+ 5.7%
Average Sales Price*	\$282,450	\$361,341	+ 27.9%	\$281,778	\$313,452	+ 11.2%
Percent of Original List Price Received*	100.4%	107.9%	+ 7.5%	100.1%	104.3%	+ 4.2%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

* 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.

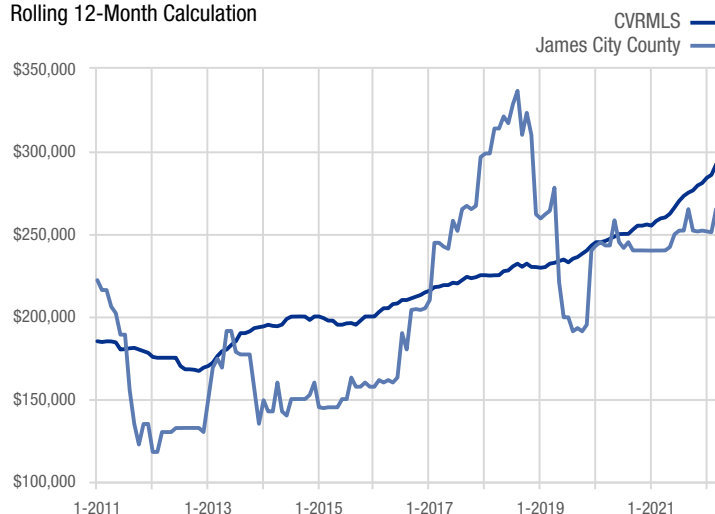
Median Sales Price - Single-Family

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.