

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



James City County

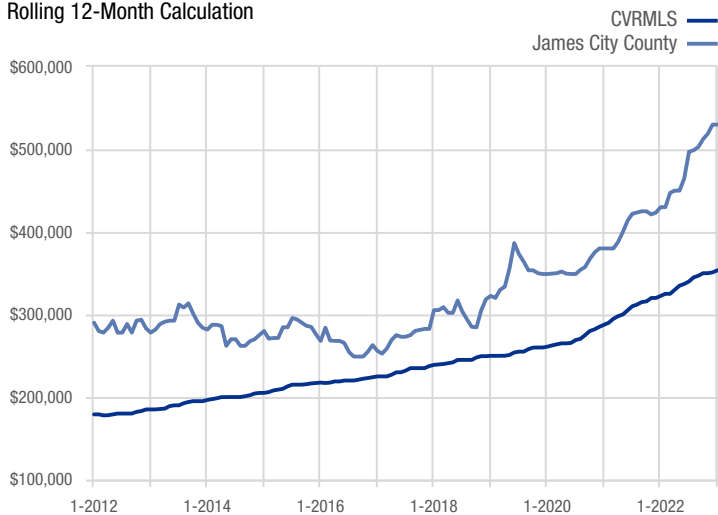
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	13	12	- 7.7%	13	12	- 7.7%
Pending Sales	15	15	0.0%	15	15	0.0%
Closed Sales	20	6	- 70.0%	20	6	- 70.0%
Days on Market Until Sale	28	34	+ 21.4%	28	34	+ 21.4%
Median Sales Price*	\$485,000	\$482,400	- 0.5%	\$485,000	\$482,400	- 0.5%
Average Sales Price*	\$547,666	\$448,133	- 18.2%	\$547,666	\$448,133	- 18.2%
Percent of Original List Price Received*	96.3%	98.6%	+ 2.4%	96.3%	98.6%	+ 2.4%
Inventory of Homes for Sale	10	17	+ 70.0%	—	—	—
Months Supply of Inventory	0.5	1.0	+ 100.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	4	3	- 25.0%	4	3	- 25.0%
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	4	—	—	4	—	—
Median Sales Price*	\$261,000	—	—	\$261,000	—	—
Average Sales Price*	\$261,000	—	—	\$261,000	—	—
Percent of Original List Price Received*	104.4%	—	—	104.4%	—	—
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

* 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.

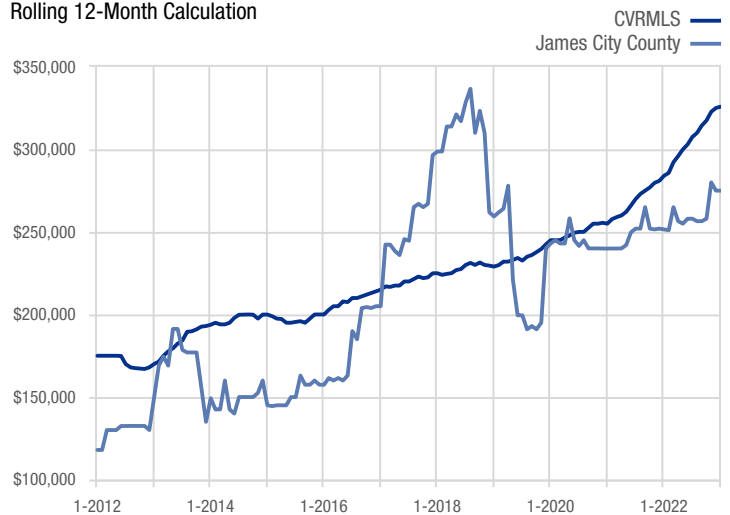
Median Sales Price - Single-Family

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.