

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



York County

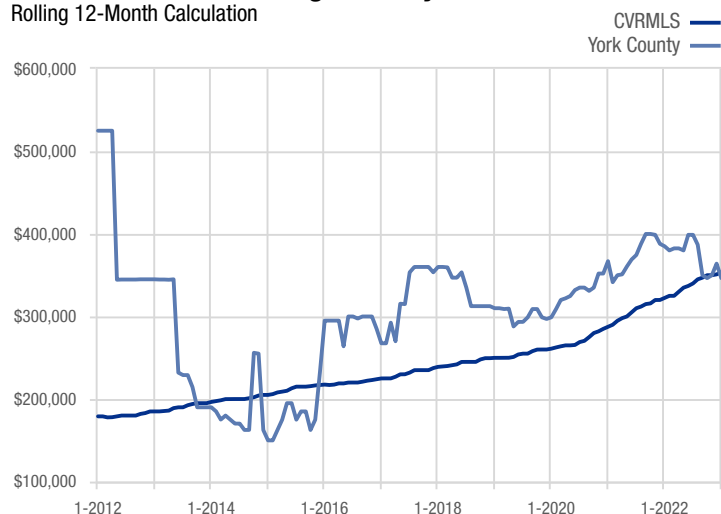
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	3	2	- 33.3%	3	2	- 33.3%
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	4	1	- 75.0%	4	1	- 75.0%
Days on Market Until Sale	48	4	- 91.7%	48	4	- 91.7%
Median Sales Price*	\$440,000	\$299,000	- 32.0%	\$440,000	\$299,000	- 32.0%
Average Sales Price*	\$533,625	\$299,000	- 44.0%	\$533,625	\$299,000	- 44.0%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	0.5	1.4	+ 180.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	2	—	0	2	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
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.

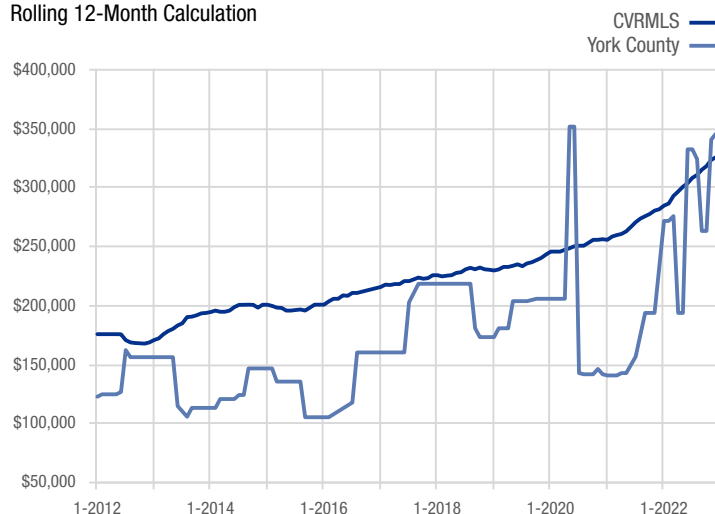
Median Sales Price - Single-Family

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.