

Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



York County

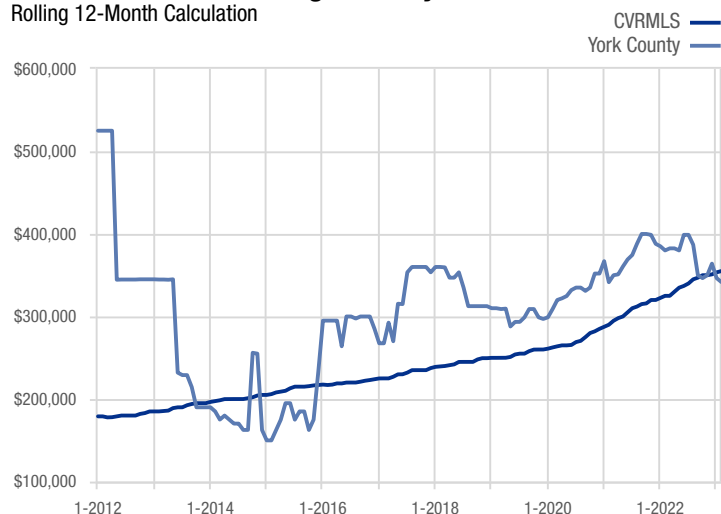
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	2	5	+ 150.0%	5	8	+ 60.0%
Pending Sales	3	2	- 33.3%	6	3	- 50.0%
Closed Sales	2	2	0.0%	6	3	- 50.0%
Days on Market Until Sale	3	68	+ 2,166.7%	33	47	+ 42.4%
Median Sales Price*	\$278,500	\$213,500	- 23.3%	\$369,500	\$215,000	- 41.8%
Average Sales Price*	\$278,500	\$213,500	- 23.3%	\$448,583	\$242,000	- 46.1%
Percent of Original List Price Received*	96.9%	96.4%	- 0.5%	99.0%	97.6%	- 1.4%
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	0.2	2.9	+ 1,350.0%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	31	—	—	31	—
Median Sales Price*	—	\$352,000	—	—	\$352,000	—
Average Sales Price*	—	\$352,000	—	—	\$352,000	—
Percent of Original List Price Received*	—	96.4%	—	—	96.4%	—
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.

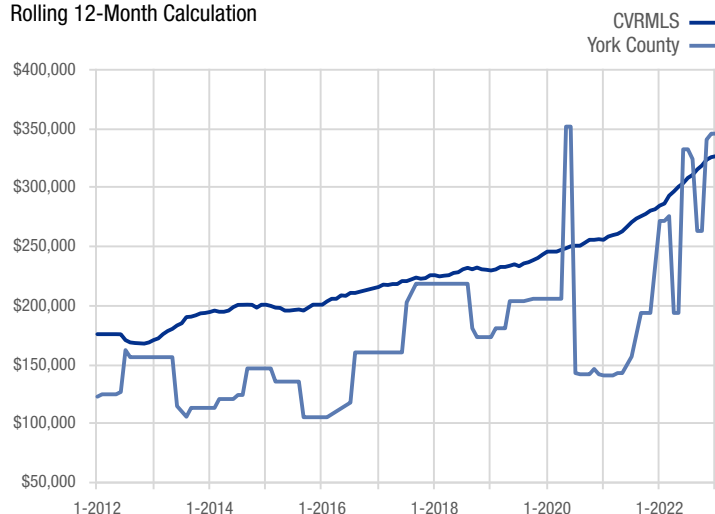
Median Sales Price - Single-Family

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.